



Capital Improvement Plan Town of Dunstable FY24 – FY28



Introduction

Over the course of the last several months, the Town of Dunstable has compiled a comprehensive 5-year Capital Improvement Plan (CIP) for FY24-FY28. The CIP provides a strategic roadmap to improving and maintaining the Town's infrastructure, facilities, recreational and historic assets.

This plan encompasses a wide range of areas, including:

Infrastructure Improvements: The Town recognizes that our roads, public buildings, and other assets help define our Town and its character. By proactively planning and investing in the maintenance and repair of these assets, we can effectively extend their lifespan and reduce the need for larger, more costly repairs in the future.

Public Spaces and Facilities: The Town's conservation and recreational areas, Town Common, and library are the heart of the community. Other Town buildings like the Fire and Police Stations, and Town Hall are critical in delivering high-quality services to the community. Maintaining, upgrading, and expanding these spaces create opportunities for recreation, community events, and other activities.

Transportation Improvements: Through planning efforts, the Town has identified projects to improve safety and accessibility for all users of our transportation network including our streets and trails. Seeing these projects through from design to implementation helps promote the safe use of alternative modes of transportation and further increase access to the Town's many recreational, off-road trails.

Vehicles and Equipment: Routine maintenance and regular replacement of the Town's vehicle fleet is crucial for safety, reliability, and operational effectiveness.

By strategically allocating resources to these key Town areas, we not only address immediate needs but also lay the foundation for the future success of the Town.

Capital Budget and Capital Projects

A capital budget is distinct from an operating budget in that the items included in a capital budget are typically large or infrequent expenses, such as renovation of a building or acquisition of a new dump truck, whereas an operating budget includes recurring expenses or are modest in magnitude, such as supplies or vehicle maintenance. A capital budget identifies the resources to be used to fund a series of capital projects. In many instances, communities establish minimum dollar thresholds for projects to be included in a CIP.

The Massachusetts Association of Town Finance Committees defines capital projects as "major, non-recurring expenditures, for one of the following purposes:

- acquisition of land for a public purpose;
- construction of a new facility or external expansion or major rehabilitation of an existing one. Examples of such town facilities include public buildings, water and sewer lines, roads and playing fields;
- purchase of vehicles or major equipment items;
- planning, feasibility, engineering or design study related to a capital project or to a capital improvement program consisting of individual projects;
- equipment for public improvements when they are first constructed such as furniture, office equipment, or playground equipment;
- major equipment which is expensive and has a relatively long life such as a fire apparatus, garbage trucks, and construction equipment.”

Capital Plan

According to the Massachusetts Department of Revenue (DOR), a capital plan is a blueprint for planning a community’s capital expenditure and “one of most important responsibilities of local government officials.” Putting together multiple years of capital spending into a plan, instead of looking at each year in isolation, has multiple benefits including:

- impacts on the operating budget can be minimized through thoughtful debt management;
- high-cost repairs and emergency acquisitions can be reduced by implementing regular vehicle and equipment replacement schedules, and by undertaking major facilities improvements, such as replacing roofs, before a problem becomes chronic and damage occurs;
- large scale, ambitious public improvements can be phased over multiple years;
- critical parcels of land can be purchased before costs increase;
- costly mistakes created by lack of coordination - such as paving a street one year and then cutting into it the next year to install a sewer line – can be avoided; and,
- methodical progress can be made toward meeting community goals.

Town of Dunstable’s Capital Assets

Property and Facilities

A variety of Town departments and boards/committees are responsible for the management, maintenance, and upkeep of Town buildings and facilities. Ongoing, regular maintenance is necessary to ensure quality services and a safe working environment.

Name	Location
Fire Station	28 Pleasant Street
Police Station	23 Pleasant Street
Town Shed	107 Pleasant Street

Highway Garage	589 Pleasant Street
Town Hall	511 Main Street
Dunstable Free Public Library	588 Main Street
Salmon Brook Well #1 and #2	711 Main Street

Parks and Open Space

The Town of Dunstable, mainly through its Conservation Commission, owns a rich variety of open space, conservation, and recreational areas enjoyed by residents for active and passive recreation, preserving open space and the character of the community.

Name	Town/Department/Committee
91 River Street Property	Town
Alexander Estates Open Space	Conservation Commission
Amos Kendall Conservation Area	Conservation Commission
Bacon Conservation Area	Conservation Commission
Bahsler Forest Conservation Area	Conservation Commission
Best Triangle Parcel	Conservation Commission
Biron Conservation Area	Conservation Commission
Blanchard Hill	Water
Blanchard Hill Conservation Area	Conservation Commission
Century Way Lot - Century Way	Town
Chapman Conservation Area	Conservation Commission
Craven Conservation Area	Conservation Commission
Curtis Conservation Area	Conservation Commission
Drummey Parcel	Conservation Commission
Dump Parcels - Depot	Town
English Wildlife Refuge/Whippoorwill Camp	Conservation Commission
Farnsworth Wildlife Refuge	Conservation Commission
Flat Rock Hill Conservation Area	Conservation Commission
Fox Run Parcel Conservation Area	Conservation Commission
Gage Town Forest	Town Forest Committee
Gardner Conservation Area	Conservation Commission
Goldthwaite Conservation Area	Conservation Commission
Helen Sawyer Hogg Conservation Area	Conservation Commission
Holmes Conservation Area	Conservation Commission
Horsehill Field	Town
Howard's Brook Conservation Area	Conservation Commission
Joint Grass Brook Conservation Area	Conservation Commission
Kennedy Conservation Area	Conservation Commission
Keyes Meadow Conservation Area	Conservation Commission
Larter Memorial Field	Town/Parks/Recreation

Meeting House Hill Conservation Area	Conservation Commission
Mixed Use District - Pleasant Street	Town
New Town Well Field	Water
Old Town Well Field/Old Town Scales	Town
Parkhurst Street Conservation Area	Conservation Commission
Pierce Town Forest	Town Forest Committee
Pond Street Parcel	Town
Proctor-Grater Lumber Lots	Conservation Commission
Sargent Conservation Area	Conservation Commission
Shaw Conservation Area	Conservation Commission
Spaulding Proctor Reservation	Conservation Commission
Stoddard Conservation Area	Conservation Commission
Stone Arch Bridge Conservation Area	Conservation Commission
Tercentenary Reservation - Sawyer	Conservation Commission
Town Fields and Common	Town
Triangle Parcel - Hollis Street	Town
Unkety Brook Conservation Area	Conservation Commission
Unkety Woods Preserve	Conservation Commission
Urghart Conservation	Conservation Commission
Whippoorwill Wildlife Refuge-English	Conservation Commission
Woods Parcel	Conservation Commission

Town Cemeteries

There are 5 historic cemeteries within the Town of Dunstable. Central Cemetery is a public, nonsectarian cemetery open to all Dunstable residents. The Meeting House Hill Cemetery, located on the east end of Main Street, and the Rideout Cemetery on Fletcher Street are both closed to further burials. The Swallow Cemetery on Brook Street and the Blood Cemetery on River Street have limited remaining lots which are available to members of those families.

Name	Location
Blood Cemetery	River Street
Meeting House Hill Cemetery	Main Street
Central Cemetery	Main Street
Swallow Cemetery	Brook Street
Rideout Cemetery	Fletcher Street

Roads and Related Infrastructure

Dunstable has limited infrastructure supplying public water with approximately 100 connections mostly to residences but also to the Swallow Union Elementary School, municipal facilities, and other properties proximate to Town Center.

According to MassDOT's 2022 Road Inventory Year End Report, there are 41.5 miles of Town-owned roadway in Dunstable with 1.04 miles of unaccepted road, totaling 42.54 miles. There are limited sidewalk connections in Town however, planning efforts continue to identify priority areas for sidewalks to enhance safety and accessibility for pedestrians, bicycles, and all travelers.

Information Technology Infrastructure

Device Type	Workstations	Servers	Firewalls	Total
Counts	34	3	3	40

Possible Funding Sources for Communities

There are a number of ways to finance municipal capital improvement projects. Some of the most common methods are:

Local Resources

- **Municipal Indebtedness:** The most commonly used method of financing large capital projects is general obligation bonds (also known as "GO Bonds"). They are issued for a period of time ranging from 5 to 30 years, during which time principal and interest payments are made. Making payments over time has the advantage of allowing the capital expenditures to be amortized over the life of the project. Funding sources used to pay back the debt can include:
 - **Bonds funded within the tax limits of Proposition 2 ½:** Debt service for these bonds must be paid within the tax levy limitations of Proposition 2 ½. Funds used for this debt must be carefully planned in order to not negatively impact the annual operating budget.
 - **Bonds funded outside the tax limits of Proposition 2½:** Debt service for these bonds is paid by increasing local property taxes in an amount needed to pay the annual debt service. Known as a Debt Exclusion or Exempt Debt, this type of funding requires approval by 2/3 vote of the local appropriating authority (Town Meeting) and approval by a majority of voters participating in a ballot vote. Prior to the vote, the impact on the tax rate must be determined so voters can understand the financial implications.
- **Capital Outlay / Pay as You Go:** Pay as You Go capital projects are funded with current revenues (typically tax levy or free cash) and unexpended balances in previously approved projects. The entire cost is paid off within one year so no borrowing takes place. A project funded with current revenues will cost less than if it were funded by general obligation bonds because there are no interest costs. However, funds to be used

for this purpose must also be carefully planned in order to not negatively impact the annual operating budget. For this reason, Pay as You Go capital projects are typically lower in value than projects funded by borrowing.

- **Free Cash:** Represents the remaining, unrestricted funds from operations of the previous fiscal year, including unexpended free cash from the previous year, actual receipts in excess of revenue estimated on the tax recapitulation sheet, and unspent amounts in budget line items. Unpaid property taxes and certain deficits reduce the amount that can be certified as free cash. The calculation of free cash is based on the June 30 balance sheet, which is submitted by the community's auditor, accountant, or comptroller. Free cash is not available for appropriation until certified by the State Director of Accounts.
- **Capital Outlay / Expenditure Exclusion:** Expenditure Exclusion projects are similar to Pay as You Go, above, except taxes are raised outside the limits of Proposition 2 ½ and are added to the tax levy only during the year in which the project is being funded. As with a Debt Exclusion, Expenditure Exclusion funding requires approval by 2/3 vote of the local appropriating authority (Town Meeting) and approval by a majority of voters participating in a ballot vote. Prior to the vote, the impact on the tax rate must be determined so voters can understand the financial implications. Capital outlay expenditures may be authorized for any municipal purpose for which the town would be authorized to borrow money.
- **Capital Stabilization Fund:** Local officials can set aside money in a stabilization fund – outside of the general fund - to pay for all or a portion of future capital projects. A majority vote of Town Meeting is required to appropriate money into the fund and a 2/3 vote to appropriate money out of this fund.
- **Sale of Surplus Real Property:** Pursuant to Massachusetts General Laws, when real estate is sold, the proceeds must first be used to pay any debt incurred in the purchase of the property. If no debt is outstanding, the funds “may be used for any purpose or purposes for which the town, city, or district is authorized to incur debt for a period of five years or more...except that the proceeds of a sale in excess of five hundred dollars of any park land by a town, city, or district shall be used only by said town, city, or district for acquisition of land for park purposes or for capital improvements to park land” (MGL Chapter 44, Section 63).
- **Special Purpose Funds:** Communities also have established numerous “Special Purpose Accounts” for which the use is restricted for a specific purpose, including investment in department facilities and equipment. There are numerous state statutes that govern the establishment and use of these separate accounts. Examples include ambulance funds, recreation funds, the sale of cemetery lots, and off-street parking fees accounts.

- **CPA Funds:** CPA allows communities to create a local Community Preservation Fund for open space protection, historic preservation, affordable housing and outdoor recreation. Community preservation monies are raised locally through the imposition of a surcharge of not more than 3% of the tax levy against real property, and municipalities must adopt CPA by ballot referendum. To date, 195 municipalities in the state have adopted CPA. Each CPA community creates a local Community Preservation Committee (CPC) upon adoption of the Act, and this five-to-nine member board makes recommendations on CPA projects to the community's legislative body.

Federal, State, and Private Grants and Loans

Other revenue sources may include grants or loans from federal, state, or private sources. For example, federal money is used for bridge and roadway projects listed on the State Transportation Improvement Plan. Private funds are sometimes available from "Friends of..." groups for local libraries or councils on aging. However, the Commonwealth provides the most opportunities for funding through various programs.

Key State funding sources for the Town of Dunstable include, but are not limited to:

- **Massachusetts Chapter 90 Roadway Funds:** Each year, the Massachusetts Department of Transportation (MassDOT) allocates funds to cities and towns for roadway construction, maintenance, or improvement. Funds may also be used for other work incidental to roadway work, such as the construction of a garage to house related vehicles or the purchase of related vehicles, equipment, and tools. Chapter 90 is a 100% reimbursable program. Funding is accomplished through the issuance of transportation bonds and apportioned to municipalities based on three factors: 1) accepted road miles, 2) population, and 3) total employment within the municipal borders. Road miles is the most heavily weighted factor at 58.33%; the others are each weighted at 20.83%.
- **State Revolving Fund (SRF) Loan Program:** The State Revolving Fund (SRF) offers affordable loan options to cities and towns to improve water supply infrastructure and drinking water safety; and to help them to comply with federal and state water quality requirements that deal with wastewater treatment plants and collection systems, while addressing issues such as watershed management priorities, stormwater management, and green infrastructure. Additionally, the SRF supplies financial assistance to address communities with septic system problems.
- **MassWorks Infrastructure Program:** This is a competitive grant program through the Executive Office of Housing and Economic Development that provides capital funds for municipalities and other eligible public entities to complete public infrastructure projects that support and accelerate economic and housing development throughout the Commonwealth and/or address roadway safety concerns.

- **Municipal Vulnerability Preparedness (MVP) Program:** This program from the Executive Office of Energy and Environmental Affairs (EEA) supports municipalities as they plan for and implement climate resiliency projects. Grants are available to assess vulnerabilities and create action plans. Once that step is complete, municipalities can seek additional grant money annually for implementation of capital and other projects. The Town of Dunstable is now in the process of creating a MVP Plan which will then open the door for this grant opportunity.
- **Community Compact IT grant program:** Through the Community Compact Cabinet, this program offers grants of up to \$200,000 for “one-time capital needs such as technology infrastructure, upgrades and/or purchases of equipment or software. Incidental or one-time costs related to the capital purchase such as planning, design, installation, implementation and initial training are eligible.”
- **Green Communities Division grants:** The Department of Energy Resources provides grants through its Green Communities Division intended to reduce energy use through clean energy projects, including vehicle/equipment, building, and school facilities projects. For example, projects may include HVAC upgrades, solar, energy audits, idle reduction technology, lighting retrofits, window/door weatherization, hybrid/electric vehicles, and vehicle charging stations, to name a few.

Capital Planning Process – FY25

In late June the Town Administrator sent a memorandum to departments and committees responsible for property, public buildings and facilities to begin the capital planning process. The email memorandum is below:

From: Jason Silva

Sent: Thursday, June 29, 2023 11:27 AM

To: Jason Silva <jsilva@dunstable-ma.gov>

Subject: Capital Improvement Plan

Hi All:

Now that the budget process is behind us, I'd like to spend some time, early in the fiscal year, on capital planning for the next 3-5 years. I hope by having a robust capital planning document we will be able to demonstrate to the community that we are being thoughtful and comprehensive in our approach to dealing with our short- and long-term capital needs. Long-term, I hope it will set us up better than we are today to seek funding, and implement needed projects, in a prioritized manner. A well-conceived CIP can also provide a more strategic approach to managing current and anticipated capital investments and will clearly communicate those needs to the public.

I've attached the template we used last year, and also the CIP form the Town has used in the past, prior to me. I'm hoping departments can complete the excel spreadsheet with no more than 5 projects under \$25,000 and 5 projects above \$25,000. For all projects above \$25,000, and any projects under \$25,000 that are priorities for the coming year, please complete the more detailed narrative form that is also attached. Feel free to use the forms you submitted this past year as a baseline for this coming year's requests.

To kickoff the process, I'm hoping to get us all together sometime in July. Please complete this poll to help identify days/times that work best for you. If you'd like to have one of your board/committee members join you, please feel free to share this email with them.

I figure if we start early, we'll have more time to plan and pull together a document that clearly outlines our capital funding needs. I don't expect this initial meeting to take longer than 30 minutes. If you have any questions or concerns, please let me know.

Accompanying this email were capital request forms for each department to complete and return. On July 26, 2023, Town officials convened an initial capital planning meeting to review and discuss individual department needs.

Capital Request Forms

DEPT:

SUBMITTED BY:

[illegible]

Form 1. Individual Project Proposal Description and Justification

Prepared By: _____ Date Prepared: _____

Project Title: _____ Program Area: _____

-
1. **Project Description:** Give a brief (1-2 paragraph) description of what the project entails. Provide basic information, such as the location, size, acreage, floor area, capacity, etc., and any other information that is relevant to what is being proposed.
-

2. **Project Justification:** Why is the project needed? What is being used today? Can it be repaired instead? Is the cost of renting, repairing, etc. more expensive than the purchase of a new item?
-

3. **Planning Context:** Is the project referenced in any Town plan, such as the Master Plan, previous year's CIP, Town planning or scoping study, etc.?
-

4. **Schedule:** If the project will take several years to complete, outline the schedule here and on Form 2. If applicable, be sure to include work done in prior years, including studies or other planning, and refer to previous Town Meeting item.
-

5. **Coordination:** If the project is dependent upon one or more other CIP projects, identify them and indicate what the relationship among the projects is. If the project is not

dependent upon, but should be linked to one or more other CIP projects, identify them and indicate what the relationship among the projects is.

6. **Previous Town Meeting Action:** If the project has previously been included in the Warrant for a Town Meeting, indicate the year, the warrant article number, and the Town Meeting action. Indicate the action taken even if the article was indefinitely postponed, referred for further study, or defeated.
-

7. **Project Category:** Indicate what category and subcategory below best describes the project (indicate more than one if applicable).

Category I – Replacements

- a. Replacement of a broken or unserviceable capital facility to preserve current level of service.
- b. Replacement of a deteriorating facility is less expensive now than in the future.
- c. Replacement of a facility with a high level of deterioration or community support.

Category II – Upgrades

- d. Upgrade to reduce urgent threats to public safety and health.
- e. Project will result in improved efficiency or net savings.
- f. Project is required to meet governmental requirements
- g. Project has a high level of community support

Category III – Expansions

- h. Expansion will provide existing levels of service to new development recently completed or under construction.
- j. Expansion will maintain a level of service standard adopted by the Select Board.
- k. Expansion is required to meet governmental requirements.

- I. Expansion will provide existing levels of service to projected future developments.
-

8. Project Priority: Rank the project's priority within your department on a scale of 1 to 5, with 1 being the most important and 5 being the least important. (Note: The highest priority does not have to occur in the nearest year, and priorities do not necessarily follow in chronological order. It may be that your most important project may not be needed or may not be ready for action until three years from now).

9. Estimated Cost: \$

Amounts shown here should agree with Form 2. For projects that will take more than one year, list each year separately and then show total.

10. Basis of Cost Estimate: Check one of the following. If you want to provide more detail on the estimate, do so by following with a narrative indicating the type of estimate.

_____ Cost of comparable facility or equipment

_____ Rule of thumb indicator, unit costs

_____ Cost estimate from engineer, architect, or vendor

_____ Bids received

_____ Preliminary estimate (e.g. no other basis for estimate, guesstimate)

11. Alternate Financing: Include an amount and a source here only if it is a source other than real estate tax levy. Complete this section only if you know of a specific source, such as a state or federal grant.

12. Estimated Annual Debt Service or Lease Payment (if applicable):

\$_____ for _____ years.

13. Anticipated Increase/Decrease in Annual Revenues as a Result of the Project
(if applicable): \$ _____. Explain below.

10. Is this a Special Opportunity? ____ NO ____ YES (If yes, explain below).

11. What is the estimated life of the proposed project?

Attach all back up information supporting the proposed project

Authorized Department Head Signature

Date

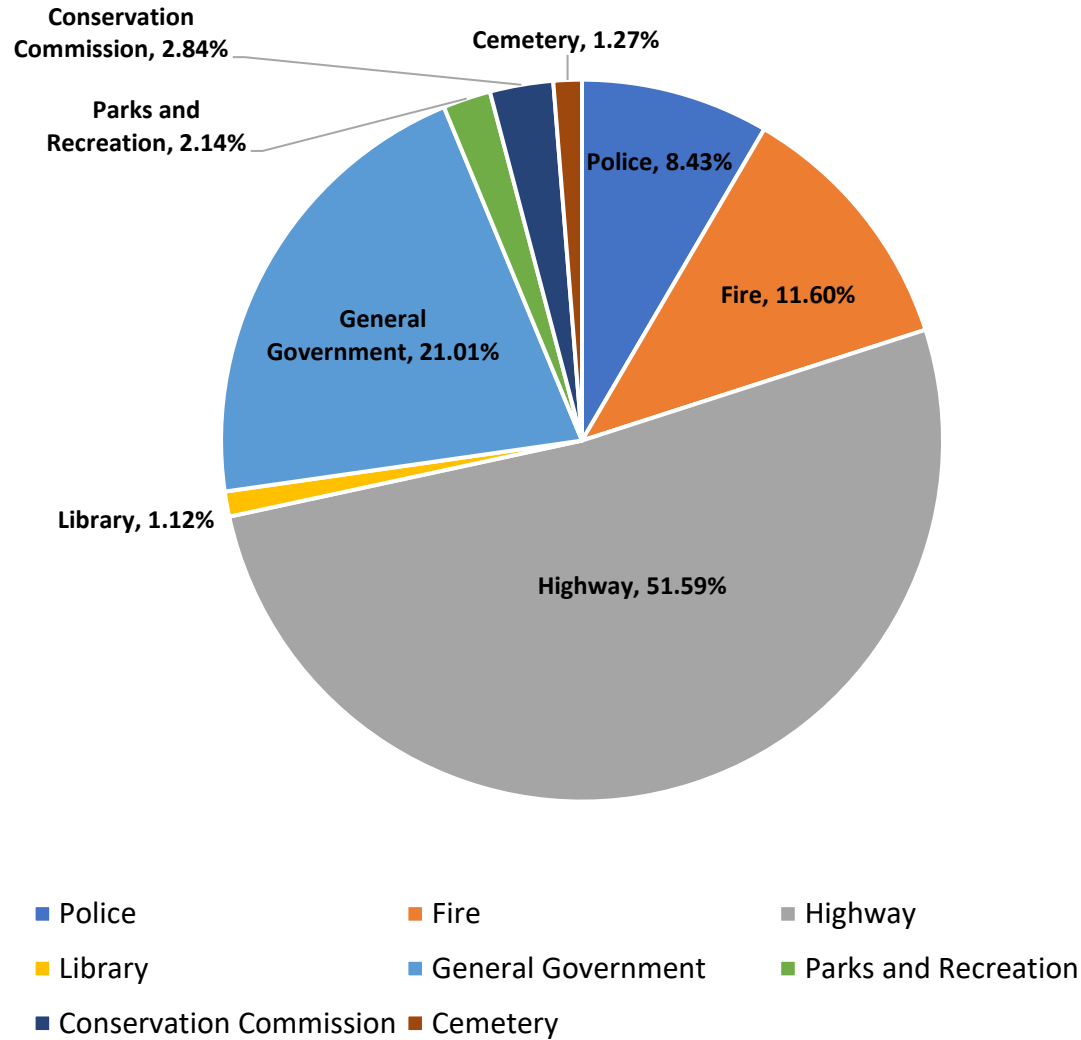
Overall, 59 project requests are included in the CIP based on the capital request forms submitted, requests reviewed and discussed at meetings, and other project needs identified through local planning efforts or known conditions. All total, the projects are a combined cost of over \$14.5 million.

In the coming weeks and months, the Capital Planning Committee will review the requested capital projects, as they do every year, for FY25 and will determine the need of each request and make recommendations on projects to fund.

Capital Project Breakdown by Department, FY24-FY28

Department	Project Count	Total Cost	Cost as % of Total
Police	9	\$1,222,500	8.43%
Fire	14	\$1,682,900	11.60%
Highway	12	\$7,481,500	51.59%
Library	3	\$162,900	1.12%
General Government	8	\$3,047,322	21.01%
Parks and Recreation	5	\$310,240	2.14%
Conservation Commission	4	\$411,308	2.84%
Cemetery	4	\$184,500	1.27%
Total	59	\$14,503,170	100.00%

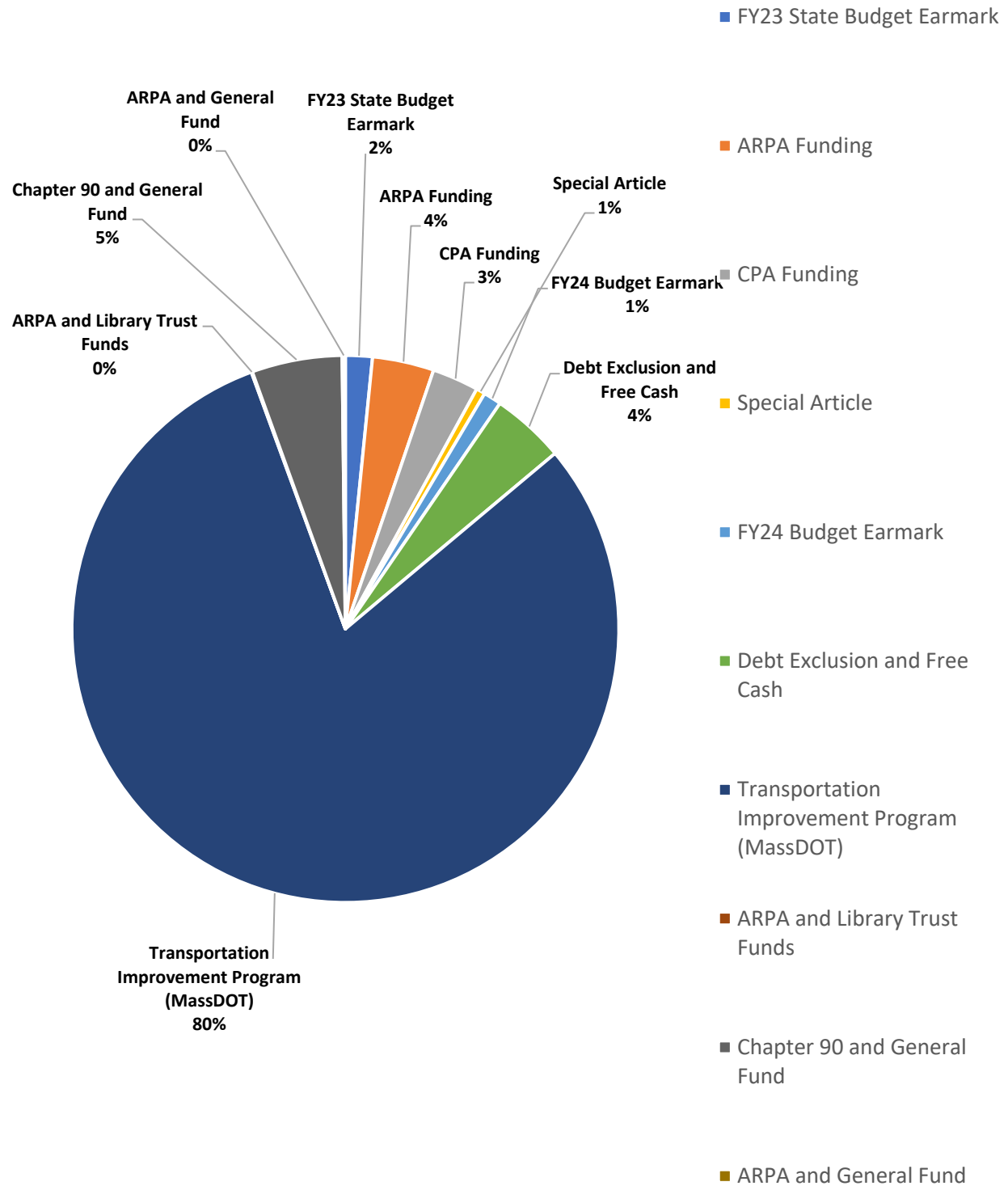
Project Breakdown by Department



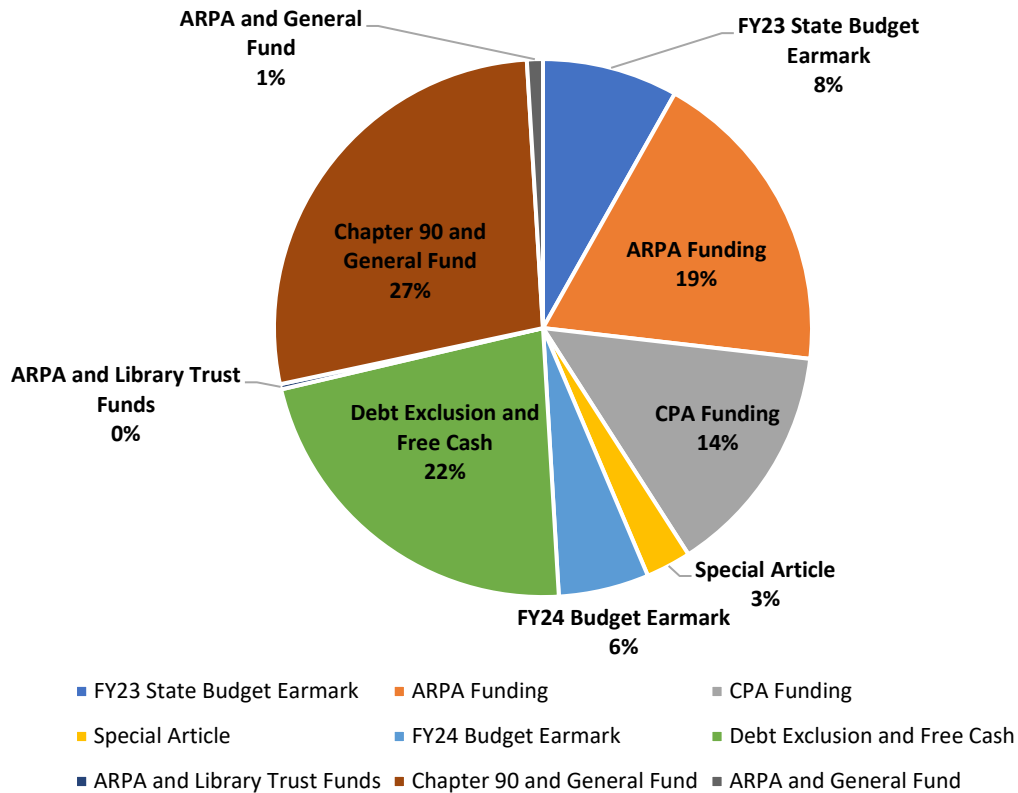
FY24 Capital Project Funding Sources by Category

FY23 State Budget Earmark	\$75,000
ARPA Funding	\$171,872
CPA Funding	\$129,548
Special Article	\$25,000
FY24 Budget Earmark	\$50,000
Debt Exclusion and Free Cash	\$205,000
Transportation Improvement Program (MassDOT)	\$3,800,000
ARPA and Library Trust Funds	\$2,900
Chapter 90 and General Fund	\$252,000
ARPA and General Fund	\$8,850
TOTAL	\$4,720,170

FY24 Capital Project Funding Sources by Category

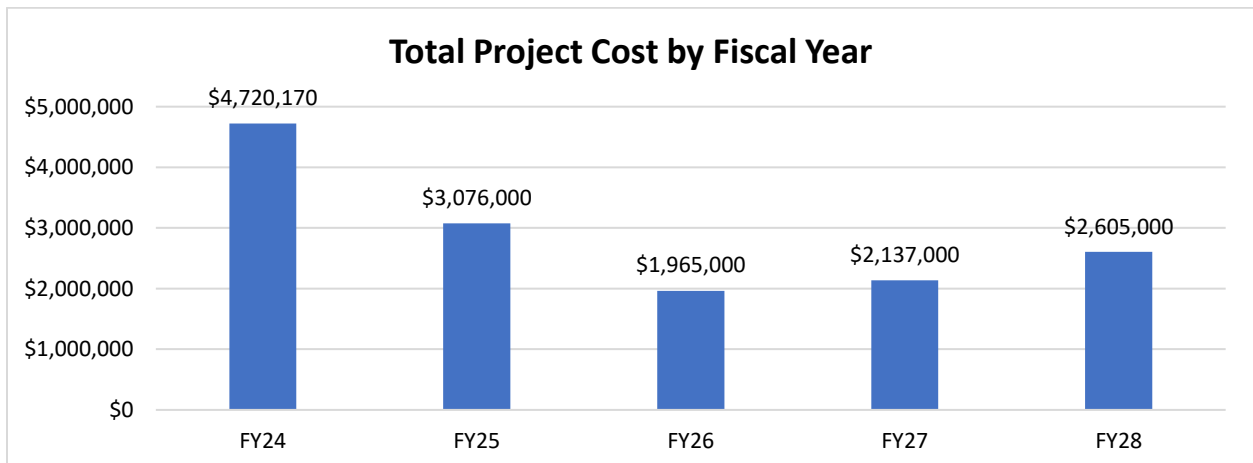


FY24 Capital Project Funding Sources by Category (not including TIP funding)



Annually, and throughout the year, the Town of Dunstable should routinely assess the capital project priorities and adjust based on a variety of factors: the availability of funding, grant funding opportunities, unanticipated need, and adjustment of priorities. The CIP is a living and breathing document that should be evaluated and revised on a regular basis.

As the CIP is currently construed, the capital investments included by fiscal year are significantly more than what the Town has typically been able to fund.



Existing Debt Service Profile

Historically, Dunstable has funded major capital improvements through debt exclusion overrides. There is excluded debt service currently for water infrastructure improvements, a fire rescue truck, front end loader, and salt shed. Both the front-end loader and salt shed (not excluded debt) final payments are due in FY25.

		FY25		FY26		FY27		FY28	
	Excluded/Not Excluded	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
Water Infrastructure Bond	Excluded	\$65,790.00	\$57,613.94	\$67,355.00	\$56,067.88	\$68,956.00	\$54,485.02	\$70,596.00	\$52,864.58
Water Infrastructure Bond - Town Share	Excluded	\$32,895.00	\$28,806.97	\$33,677.50	\$28,033.94	\$34,478.00	\$27,242.51	\$35,298.00	\$26,432.29
Rescue Truck	Excluded	\$38,113.00	\$8,475.59	\$38,113.00	\$8,475.59	\$38,113.00	\$8,475.59	\$38,113.00	\$8,475.59
Front End Loader	Excluded	\$51,500.00	4,581.04						
Salt Shed	Not Excluded	\$18,000.00	1,556.66						
TOTALS		\$140,508.00	\$43,420.26	\$71,790.50	\$36,509.53	\$72,591.00	\$35,718.10	\$73,411.00	\$34,907.88
TOTAL TOWN DEBT SERVICE		\$183,928.26		\$108,300.03		\$108,309.10		\$108,318.88	

Town of Dunstable
Capital Improvement Plan

Department	Project Name	FY24 Projected	FY25 Projected	FY26 Projected	FY27 Projected	FY28 Projected
General Government	Bandstand Renovation	\$75,000				
	IT Upgrades	\$15,000				
	Union Building	\$25,000		\$400,000	\$400,000	
	Town Hall Electrical Upgrades	\$2,669				
	Town Hall Drop Box - Ballot and Payments	\$2,500				
	PFAS at the GDRSD High School		\$2,000,000			
	Town Hall HVAC Unit	\$1,811		\$120,000		
	Irrigation System Repairs	\$5,342				
	TOTAL General Government	\$127,322	\$2,000,000	\$520,000	\$400,000	\$0
Public Safety	Police Cruiser Replacement	\$61,000	\$55,000	\$55,000	\$55,000	\$55,000
	Police Station Floor Replacement	\$25,000				
	Police Vests	\$9,500				
	Speed Trailer		\$8,000			
	Police Station Addition			\$90,000		\$700,000
	Repave Parking Lot			\$40,000		
	Police Station Vinyl Siding				\$45,000	
	Police Station Window Replacement				\$22,000	
	Police Station Gutter Replacement		\$2,000			
	Subtotal Police	\$95,500	\$65,000	\$185,000	\$122,000	\$755,000
	Portable Radios		\$30,000			
	Backup Repeater		\$50,000			
	Forestry Truck				\$300,000	
	Vehicle Extrication Equipment			\$25,000		
	Self Contained Breathing Apparatus				\$25,000	
	Roof Replacement	\$26,800				
	Personal Protective Equipment	\$16,000				
	Building Repairs and Renovation			\$50,000	\$50,000	\$50,000

Chief's Vehicle	\$50,000				
Engine 6 Replacement					\$750,000
Fire Station Electrical Upgrades	\$8,850				
Mini Pumper	\$205,000				
Fire Station HVAC Replacement	\$6,250				
Repave Parking Lot			\$40,000		
Subtotal Fire	\$312,900	\$80,000	\$115,000	\$375,000	\$800,000

TOTAL Public Safety	\$408,400	\$145,000	\$300,000	\$497,000	\$1,555,000
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Public Works

Route 113 Improvement Project	\$3,800,000				
Swallow Union School to Library Sidewalk			\$40,000	\$400,000	
Main Street/Lowell Street Intersection				\$600,000	
Joint Grass Brook Culvert		\$450,000			
Main Street/Oak Street Intersection					\$500,000
Water Main Extension - Main to Hillcrest			\$370,000		
Water Main Extension - Hillcrest - Main to hydrant				\$230,000	
Street Paving	\$148,000	\$252,000			
Water Main Extension - Main to Lowell Street					\$540,000
Spreader/Sander		\$22,500			
Salt Shed Roof	\$25,000				
Mini Excavator	\$104,000				
Subtotal Highway	\$4,077,000	\$724,500	\$410,000	\$1,230,000	\$1,040,000

Rideout Cemetery Stone Retaining Wall		\$50,000			
Central Cemetery Stone Wall Repair		\$50,000			
Storage Shed at Central Cemetery			\$75,000		
Lawnmower		\$9,500			
Subtotal Cemetery	\$0	\$109,500	\$75,000	\$0	\$0

Drew Landing Boardwalk			\$210,000		
Conservation Commission Trail Improvements		\$10,000	\$10,000	\$10,000	\$10,000
Morgan's Pond Acquisition					
Woodward's Mill Dam	\$61,308		\$100,000		
Subtotal Conservation Commission	\$61,308	\$10,000	\$320,000	\$10,000	\$10,000

Human Services	TOTAL Public Works	\$4,138,308	\$844,000	\$805,000	\$1,240,000	\$1,050,000
		\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0
	TOTAL Human Services	\$0	\$0	\$0	\$0	\$0
Library and Recreation	HVAC Replacement			\$120,000		
	Electrical Upgrades - Exterior Lighting	\$2,900				
	Replace wood and wood frames			\$40,000		
	Subtotal Library	\$2,900	\$0	\$160,000	\$0	\$0
	Larter Field Well Replacement	\$33,600				
	Tennis Court Relocation and Construction			\$180,000		
	Larter Field Pavilion and Tables		\$80,000			
	Shade Trees and Irrigation		\$7,000			
	Larter Field Shed Renovation	\$9,640				
	Subtotal Recreation	\$43,240	\$87,000	\$180,000	\$0	\$0
	TOTAL Library and Recreation	\$46,140	\$87,000	\$340,000	\$0	\$0
TOTAL Capital		\$4,720,170	\$3,076,000	\$1,965,000	\$2,137,000	\$2,605,000
Total Capital FY24-FY28		\$14,503,170				

FY24 Project Funding:	FY23 State Budget Earmark	\$75,000
	ARPA Funding	\$171,872
	CPA Funding	\$129,548
	Special Article	\$25,000
	FY24 Budget Earmark	\$50,000
	Debt Exclusion and Free Cash	\$205,000
	Transportation Improvement Program (MassDOT)	\$3,800,000
	ARPA and Library Trust Funds	\$2,900
	Chapter 90 and General Fund	\$252,000
	ARPA and General Fund	\$8,850
	TOTAL	\$4,720,170

FY25 Project Funding:	Debt Exclusion Override	\$2,000,000
	General Fund	\$167,500
	FY24 State Budget, Grants, Free Cash	\$450,000
	CPA Funding	\$197,000
	Cemetery Perpetual Care Funds	\$9,500
	Chapter 90 and General Fund	\$252,000
	TOTAL	\$3,076,000

Funding:

Raise & appropriate	\$69,622	\$2,234,500	\$0	\$0	\$0
Free cash	\$40,000	\$45,000	\$0	\$0	\$0
CPA Funds	\$129,548	\$197,000	\$0	\$0	\$0
Borrowing	\$190,000	\$0	\$0	\$0	\$0
ARPA	\$179,000	\$0			
Chapter 90	\$185,000	\$185,000			
TIP	\$3,800,000	\$0	\$0	\$0	\$0
Grant/State Funding	\$125,000	\$405,000	\$0	\$0	\$0
Other	\$2,000	\$9,500	\$0	\$0	\$0
	\$4,720,170	\$3,076,000	\$0	\$0	\$0
			-		
Total Funding Sources	\$0	\$0	\$1,965,000	-\$2,137,000	-\$2,605,000
<i>Difference: General Fund Capital and Funding</i>					

FY24 Capital Project Narratives

General Government

Bandstand Renovation: The Town was able to secure a \$75,000 state budget earmark in FY23 for the renovation of the bandstand on Town Common. The bandstand was constructed in 1987 by the Greater Lowell Technical High School. The project will include replacing cedar shake shingle roof and crown molding, replacing floorboards as-needed, replacing stairs and railings on both sides of stairs, replacing wood skirting base with azek skirt board or material equal to azek, and scrape and paint the structure with matching colors and paint. The Town also anticipates additional, miscellaneous repairs to be needed to the lattice, bandstand railing, and possible other areas.



Information Technology Infrastructure Upgrades: The Select Board has earmarked \$15,000 for IT Upgrades for the Town through ARPA funds.

- Patriot Server Migration – Town will need to work with Patriot Properties and purchase a new workstation.
- Firewalls – Update SonicWall Firewalls for Town Hall, Fire and Police Stations.
- Office 365 Migration, Office 365 Exchange Plan, and Office 365 Business Standard for email and Office 365 applications
- Update Proof Point Email Filter

Union Building: The Community Preservation Committee recommended, and Town Meeting approved, the use of \$25,000 in CPA funds to support the creation of a Union Building Adaptive Reuse Feasibility Study and Restoration Plan.

The Union Building, designed by Warren L. Floyd who also designed Dunstable Town Hall, was constructed in 1895. It is part of the Dunstable Center Historic District and also on the list of Historic Buildings in Dunstable contained in the Town's Master Plan which was cultivated from the Massachusetts Cultural Resources Information System. The Town has performed a

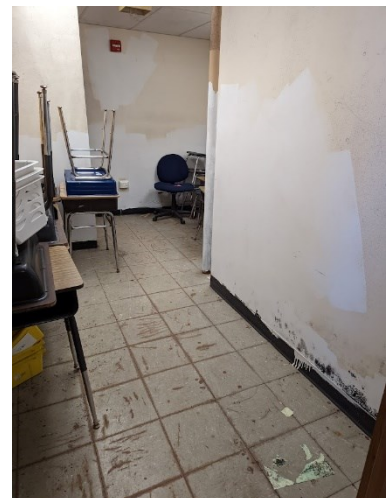
condition assessment of the building which identifies improvements needed to the exterior of the building which is just shy of \$1 million, conducted by Spencer, Sullivan and Vogt.

The Union Building is owned by the Town of Dunstable and currently occupied by the Groton-Dunstable School District. Once the School District completes the construction of the new Florence Roche Elementary School, the District intends to vacate the building and turn it over to the Town.

The Select Board has created a Union Building Rehabilitation Committee responsible for making recommendations on the rehabilitation and restoration of the Union Building, including establishing a long-term plan for restoration, rehabilitation, estimating costs and developing an approach for the restoration, and creating a plan to advance the restoration and rehabilitation of the building taking into consideration both the future use of the building and availability of funding.

This work will include the review of all existing studies and documents developed in association with the building and its condition, determining and negotiating funding that should be provided by the Groton-Dunstable Regional School District (GDRSD) in connection with their lease agreement with the Town of Dunstable, recommending a rehabilitation approach (phased or one project), identifying a viable re-use(s) for the building, and also funding sources for the project.

The Committee issued a Request for Proposals for an architect and is also working with the Northern Middlesex Council of Governments on community outreach and engagement. The committee has ranked the proposals received and selected Spencer Preservation Group to work with the Committee to assist in its work.



Town Hall Electrical Upgrades: The Select Board has earmarked \$2,600 for electrical upgrades at Town Hall through ARPA funds. The work includes the installation of a new transformer,

thermostat, circuit board, and fuses along with new wiring for the air handling unit serving the downstairs workspace and other miscellaneous issues.

Town Hall Drop Box - Ballots and Payments: The Select Board has earmarked \$2,500 for the purchase and installation of a drop box at Town Hall for ballots and payments.

Town Hall HVAC Repairs: The Select Board has earmarked a total of \$1,811 for the repair of the HVAC Unit serving the downstairs office space. The evaporator coil in the basement HVAC Unit air handler needed cleaning to ensure proper airflow and air quality to cool without freezing. For the HVAC Unit serving the Town Administrator's office, refrigerant was added and installed leak sealant to prevent and seal existing leaks in the HVAC system.

In addition, the HVAC Unit serving the upstairs office space was replaced along with associated repairs to the ceiling in the upstairs office caused by a water leak. These repairs were covered by the Town's insurer, MIIA.



Town Hall Irrigation System Repairs: The Town Hall irrigation system required significant repairs replacing clogged, obstructed, and damaged nozzles and malfunctioning heads. New rotor heads were installed and added to the system and all valves were replaced along with the rain sensor. Electrical repairs were also necessary.

Public Safety

Police

Police Cruiser Replacement: The Select Board has allocated \$61,000 from ARPA funds to purchase a new police cruiser for the Police Department. On an annual basis, the Department replaces a police cruiser in their fleet due to the intense use of the vehicle and amount of motor hours.

In FY24, car #56 is being replaced which is the oldest car in the fleet. It is a 2013 Ford police interceptor (sedan) with 90,000 miles. The car is beginning to show wear and tear and exhibit mechanical issues. Car #56 is currently used by Sergeant Papageorgiou who is a member of NEMLEC as a negotiator. The Department will replace #56 with car #55 currently in service as a patrol vehicle. The new cruiser will replace car #55 keeping our patrol cars in optimal condition to respond to emergencies.



Police Station Floor Replacement: The Police Station floor is over 10 years old and is beginning to crack and tiles are dislodged from the sub floor. In one location, several tiles have completely broken apart and the sub floor has been exposed. Last year, the Department purchased new furniture and had the interior of the building painted. Replacing the floor would complete the interior upgrades for the station. The plan includes the installation of heavy-duty vinyl tile in the lobby, kitchen, and bathroom areas. The main area of the station floor will be replaced with carpet tile. So that, in the future, when certain tiles suffer damage, those tiles only can be removed and replaced internally, rather than replacing the entire carpet or hiring a company to make a repair.

Police Vests: The Select Board has allocated \$9,500 for new police vests for the Police Department. Police vests only have a useful life of 5 years and then must be replaced. This allocation will replace vests for all police officers, as required under contract.

Fire Department

Rubber Roof Replacement: The Select Board allocated \$26,800 of ARPA Funds to replace the rubber roof at the Fire Station. The roof at the Fire Station was chronically leaking, creating hazardous work conditions and risking damage to equipment, and needed replacement. The Town went through a competitive bid process and the contractor, Signature Roofing, was the lowest, qualified bidder. The contractor removed the existing rubber roof and insulation board and installed new insulation board and rubber roof at the Fire Station with a 10-year warranty, successfully eliminating leaks and improving overall working conditions.



Personal Protective Equipment (PPE): The Select Board allocated \$16,000 from ARPA funds to purchase 5 sets of PPE. Firefighter standards mandate departments have two full sets of PPE per firefighter. Currently, the Fire Department does not meet this requirement, needing approximately 15 more sets to comply. Having two full sets for each firefighter on duty allows a member to properly decontaminate and dry their gear in between incidents and still have another set to use if another incident or call takes place. In addition, PPE gear should be replaced every ten years.



Fire Chief's Command Vehicle: The FY24 State Budget included an earmark in the amount of \$50,000 to support the acquisition of a new command vehicle for the Fire Chief. The current Fire Chief's vehicle is a 2015 Ford Explorer police interceptor with over 64,000 miles. The transmission has already been replaced once and the vehicle has experienced significant wear and tear.

The car is used as the command vehicle for all incidents within the Town and in any of our mutual aid communities, as needed. The vehicle carries the Chief's personal protective equipment and emergency communications radios as well as the command board. The command board allows the Department to organize incident tactical priorities and most importantly track where firefighters are operating while on scene. The vehicle also carries a self-contained breathing apparatus, two fire extinguishers and a full complement of emergency medical equipment including an AED so the Chief can handle minor fire and medical emergencies either before the arrival of Fire Department personnel or if there are simultaneous calls at once.

Fire Station Electrical Upgrades: The Select Board has allocated \$6,228 for electrical upgrades to the Fire Station. The total cost of these upgrades is \$8,850. The remaining balance is being paid for through the FY24 Fire Department expense budget and a Walmart grant received in the amount of \$1,000.

The Fire Station needs several upgrades and repairs to its electrical system. First, the Fire Alarm Panel needs to be replaced. Additionally, a new electrical feed from the existing single-phase service is required from the HVAC outdoor unit to the HVAC indoor unit in advance of the HVAC units being replaced. The Department is also installing a new PlymoVent Exhaust System which requires installation of a new disconnect switch and a three-phase electrical feed also servicing the air compressor motor starter at the station.

Fire Station HVAC Replacement: The Select Board has allocated \$6,250 to install a new HVAC unit at the Fire Station. The current HVAC unit has failed and no longer cools the station.

The project will install a new 18,000 BTU Mini Split Heat Pump. The new indoor HVAC unit will be installed in the same location and a new outdoor condenser will be wall mounted and relocated directly outside of the building on the opposite side of the wall. Part of this project will also include the installation of a condensate neutralizer in the existing condensate line. Currently, there is no neutralizer in place which is causing the exterior block wall to significantly deteriorate. The piping will also be extended slightly to keep the condensate from causing further damage to the station wall.



Fire Rescue Truck/Mini Pumper: The Fire Department has purchased a new Fire Rescue Truck/Mini Pumper made possible by a debt exclusion override approved by residents of the Town of Dunstable in the amount of \$190,565 and a supplemental appropriation of \$15,000. The cost of the truck was \$180,000. The balance remaining of \$25,000 will be needed to cover the additional cost of the equipment on the truck. The truck is expected to carry: attack hose, water supply hose, vehicle extrication equipment (Jaws of Life), vehicle stabilization, portable ground ladders, emergency medical equipment, technical rescue equipment, water rescue equipment, various firefighting hand tools, scene lighting.

This truck will be used as the Department's primary use vehicle, first out for most calls. It is smaller, easier to maneuver, and can be driven without a CDL license. It is even more critical to have this truck with the staff coverage being reduced in the Department.



Public Works

Highway

Route 113 Improvement Project: This \$3.8 million project was funded through MassDOT's Transportation Improvement Program. The Route 113 Improvement Project consisted of improvements along Main Street (Route 113), from the vicinity of the Main Street/Pleasant Street intersection to approximately 750 feet east of Westford Street. The project included roadway widening and pavement improvements; roadway intersection and access improvements; pedestrian and bicycle accommodation and accessibility improvements; roadway retaining wall, culvert and drainage system improvements; granite curb and hot mix asphalt berm installations; highway guardrail, signage and pavement marking installations; landscaping, and other incidental work.



Street Paving: The Highway Department budget includes an annual allocation of \$67,000 for street paving throughout the Town. The Town also receives Chapter 90 funds from the state. Per the legislatively established formula, the amount of funding a municipality receives is based on local road mileage (58.33%), population (20.83%), and employment (20.83%). Local road mileage is gathered from MassDOT's Road Inventory File. In FY2024, the Town of Dunstable is slated to receive \$185,313 in Chapter 90 funding.



Salt Shed Roof Repair: The Select Board has allocated \$25,000 of ARPA funds to pay for this project. The Highway Department's salt shed needs a new roof as it has tears and leaks. Fortunately, the roof is under warranty and 50% of the project will be covered through the warranty. The remaining 50% will be covered by ARPA funds.

New Mini Excavator: This new piece of equipment for the Highway Department is being paid for primarily through Chapter 90 monies with a small contribution of \$10,000 from budgetary funds. The mini excavator is needed so that the Department can perform work digging trenches and ditches, as well as backfilling, leveling, and grading. The size of this excavator will allow the Department to perform work in areas of the Town that it is currently unable to access due to the geography, landscape, or terrain which makes it difficult for a standard sized excavator to access and fit.



Conservation Commission

Woodward's Mill Dam: The Phase II Assessment of the dam is being funded by Community Preservation Act, Open Space/Recreation Reserve funds in the amount of \$61,308. There were deficiencies identified with the dam in June 2021 following a report by Haley and Aldrich. The report was requested after the Town observed sinkholes developing in proximity of the dam. The Phase II report will lead to design and rehabilitation alternatives for the Town to consider.



Library

Electrical Upgrades – Exterior Lighting: This project is being funded through \$900 of ARPA funds allocated by the Select Board and \$2,000 of library funds. The project includes replacing wires and repairing light poles in the parking lot. In addition, shades in the light pole fixtures will be removed and lenses cleaned, light bulbs replaced. Installation of a new junction box and single pole switch to control two new LED floodlights on each side of the parking lot.



Recreation

Larter Field Well Replacement: This project is being funded by Community Preservation Act Open Space/Recreation Reserve funds in the amount of \$33,600.

Larter Field relies on 7 shallow point wells to supply water to its irrigation system. Each of the wells is approximately 30 feet deep. Two of the seven pumps are functioning properly. The project includes the redevelopment of 5 of the 7 wells, including the installation of new well pumps and water tanks.

Larter Field Shed Renovation: This project is being funded by the Community Preservation Act Open Space/Recreation Reserve funds in the amount of \$9,640.

The snack shed and storage sheds needed general repairs. The project included general repairs and replacement of floorboards, wall boards, doors, roof repairs, and paint.



Glossary of Terms – Capital Improvement Program

Provided below are some of the commonly used terms in budget and capital planning and fiscal and debt management.

American Rescue Plan Act (ARPA): The American Rescue Plan Act of 2021, also referred to as ARPA, was signed into law by President Joseph Biden on March 11, 2021. ARPA is a \$1.9 trillion Federal rescue package designed to ease the United States' recovery from the economic and health effects of the COVID-19 pandemic. The Act provides financial relief to state and local governments to support public health and promote economic recovery. The Act also provided funding for state and local governments to invest in local services, buildings, and infrastructure, such as water, sewer, and broadband services. The Town of Dunstable received a total of \$1,017,179.96 ARPA funds.

Appropriation: A legal authorization granted by Town Meeting to expend money and incur obligations for specific public purposes.

Bond: A written promise to pay a specified sum of money (called the face value or principal amount) at a specified date or dates in the future (called the maturity date), together with periodic interest at a specified rate. The difference between a note and a bond is that the latter runs for a longer period of time and requires greater legal formality.

Bond Anticipation Note (BAN): Short-term interest-bearing notes issued by a government in anticipation of bonds to be issued at a later date. Notes are retired from proceeds from the bond issue to which they are related and/or from a cash payment and/or Town appropriation.

Capital Budget: A plan for capital expenditures for projects to be included during the first year of the capital improvement plan.

Capital Exclusion: A temporary increase in the tax levy to fund a capital project or make a capital acquisition. Exclusions require 2/3 vote of the entire Select Board and a majority vote in a town-wide election. The exclusion is added to the tax levy only during the year in which the project is being funded and may increase the tax levy above the levy ceiling.

Capital Improvement Fund: This fund was created at the 2004 Annual Town Meeting. The purpose of this Fund is to allow the Town to reserve funds for the acquisition of new equipment and/or the replacement of existing equipment (for which the Town may borrow money for a period of five years or more), and/or for building/facility improvements with a cost of less than \$250,000 (for which the Town may borrow money for a period of five years or more). Only general fund capital that has been recommended in the Capital Improvement Plan (CIP) is eligible for funding in this manner.

Capital Improvement Plan (CIP): A financial planning and management tool that identifies public facility and equipment requirements and schedules them for funding and implementation on a multi-year basis.

Capital Project: Major, non-recurring expenditure involving one or more of the following: acquisition of land for a public purpose; construction of or addition to a facility such as a public building, water or sewer lines, play field, etc.; rehabilitation or repair of a building, facility, or equipment, provided the cost is \$25,000 or more and the improvement will have a useful life of five years or more; purchase of equipment costing \$25,000 or more, with a useful life of five years or more; and any planning, engineering, or design study related to an individual capital project. For the purposes of this plan, the Town has included projects less than \$25,000 for transparency and planning purposes.

Chapter 90: Massachusetts General Laws Chapter 90, Section 34 authorizes the Commonwealth to allocate funds to municipalities, through the Transportation Bond Issue, for highway construction, preservation and improvement projects that create or extend the life of capital facilities; routine maintenance operations such as pothole filling and snow and ice removal are not covered. The formula for determining the Chapter 90 level of funding is based on a municipality's miles of public ways, population, and level of employment. Municipalities receive Chapter 90 reimbursement only for pre-approved projects.

Community Preservation Act (CPA): Enacted as Massachusetts General Laws Chapter 44B in 2000, CPA permits cities and towns accepting its provisions to establish a restricted fund from which monies can be appropriated only for a) the acquisition, creation and preservation of open space; b) the acquisition, preservation, rehabilitation, and restoration of historic resources; and c) the acquisition, creation and preservation of land for recreational use; d) the creation, preservation and support of community housing; and e) the rehabilitation and restoration of open space, land for recreational use and community housing that is acquired or created using monies from the fund. The local program is funded by a local surcharge of up to 3 percent on

real property tax bills and funds from the state generated from registry of deeds fees. The voters of Dunstable approved a 3 percent surcharge.

Community Preservation Fund: A special revenue fund established pursuant to Massachusetts General Laws Chapter 44B to receive all monies collected to support a community preservation program, including but not limited to, tax surcharge receipts, proceeds from borrowings, funds received from the Commonwealth, and proceeds from the sale of certain real estate.

Debt Exclusion: A temporary increase in the Town's levy limit (and possibly the levy ceiling) to exclude the payment of debt from the limits of Proposition 2½. The debt service is added to the levy limit for the life of the debt only. To place a debt exclusion question on the ballot requires a 2/3 vote of the entire Select Board. The debt exclusion question requires a majority vote by voters for passage.

Debt Service: The amount paid annually to cover the cost of both principal and interest on a debt issuance until its retirement.

Fiscal Year: The twelve-month financial period used by the Town beginning July 1 and ending June 30 of the following calendar year. The Town's fiscal year is numbered according to the year in which it ends.

Free Cash: Free cash is the amount of the General Fund unassigned fund balance that may be used as a source to fund appropriations. The Massachusetts Department of Revenue certifies the amount of "free cash" resulting from closing the financial books as of June 30, the end of the fiscal year. Free cash may only be used as an appropriation source after the certification process by the Department of Revenue is complete. For example, the July 1, 2023, certified amount may be used to fund supplemental appropriations voted during fiscal year 2024 or applied as a revenue source to support the fiscal 2025 appropriations that may be voted in the spring of 2024.

FY: Fiscal Year

General Fund: The fund into which the general (non-earmarked) revenues of the municipality are deposited and from which money is appropriated to pay the general expenses of the municipality.

Infrastructure: The underlying foundation or basic framework of an organization or system, e.g., roads, bridges, buildings, land, and natural resources.

Override: A permanent increase of the Town's levy limit when a majority of voters in an election approve such an override. The override amount becomes part of the levy base when setting the next year's levy limit. To place an Override question on the ballot, requires a majority vote of the Select Board.

Pay-As-You-Go: A term used to describe the financial policy of a government which finances all its capital outlay from current revenues rather than by borrowing. A government which pays for

some improvements from current revenues and others by borrowing is said to be on a partial or modified pay-as-you-go basis.

Proposition 2½: That measure which limits municipal property taxes to 2½ percent of the community's full and fair cash value (levy ceiling), and which limits the amount of revenue a municipality can raise through property taxes (levy limit) to 2½ percent each year, plus a factor for new growth. A municipality may exceed its levy limit in two ways: override or debt exclusion.

Information Technology Infrastructure: The hardware and software that support information requirements, including computer workstations and associated software, network and communications equipment, and system-wide devices.

FY25 SUBMITTALS

FIRE



OFFICE OF THE FIRE CHIEF
TOWN OF DUNSTABLE
P.O. Box 96
DUNSTABLE, MA 01827

TEL: (978) 649-5661
FAX: (978) 649-6072
Firedept@dunstable-ma.gov

January 27, 2023


To: Dunstable Board of Selectmen
Jason Silva, Town Administrator

Included here you will find a brief description of our capitol needs. Some of these items we hope to be able to secure via grant funding however that is not a solution to the ongoing replacement of equipment. My hope is that this will serve as a guide for both the future growth of the department as well as keeping up with equipment replacement. This should serve as a live document that as needs occur it is possible they will need to be moved ahead of needs previously identified.

Capitol Projects Over \$25,000:

Fire House Replacement: The current firehouse was built by the 1950's and when it was built it fit the staffing model of the department which was all volunteer and the equipment it housed. We now have 2 per- diem personnel 7 days a week and the equipment has outgrown the apparatus bay. There is no kitchen for the members to prepare meals as well as no shower facility to decontaminate after fires or serious medical calls. The current building has several structural concerns including bowing of the western facing wall and cracking in multiple locations. The roof has developed a serious leak over the winter that threatens equipment and electrical components. The roof will need to be replaced regardless as soon as possible.

Structural Firefighting PPE: This would allow a second set of gear for each member. NFPA 1851 & NFPA 1971 as well as OSHA guidance for firefighter safety standards mandate 2 full sets of PPE per firefighter. This allows a member to properly decontaminate and dry their gear in between incidents and still have set to use if another incident or call takes place. The standard also states that the gear must be replaced every ten years due to wear as well as exposure to cancer causing agents. Firefighters are at a much higher risk for cancer than any other profession.



Hazardous job

Firefighters face more risk than other workers in developing these cancers:

Type	Increased risk
■ Testicular cancer	102%
■ Multiple myeloma	53%
■ Non-Hodgkin lymphoma	51%
■ Skin cancer	39%
■ Brain cancer	32%
■ Prostate cancer	28%
■ Stomach cancer	22%
■ Colon cancer	21%

The Journal of Occupational and Environmental Medicine

Command Vehicle: The Fire Chief's vehicle is a 2015 with over 63,000 miles. The transmission has been replaced once already and the vehicle has endured significant wear and tear. The current vehicle is a police interceptor package and gets 16 mpg city and 21 mpg highway. The desired vehicle would get an improved 21 mpg city and 28 highway miles. The current vehicle is designed for law enforcement use where as the desired vehicle is used industry wide by fire administration personnel.

Staffing: The town of Dunstable has in past years been fortunate enough to have always had dedicated volunteers to answer emergency calls, participate in training and care for the apparatus and equipment. As with the rest of the country volunteerism has steadily declined. The fire department has gone from fully volunteer to paid on call to per diem/on call. We currently have the firehouse manned with per diem staffing 7 days a week from 8 am-4 pm and the call force responds on the off hours. We currently have only 3 residents of the town on the roster which means the majority of our members are responding from out of town. The call volume has increased to 424 emergency calls this year and we have taken on more fire safety inspections and public fire prevention education which has placed a strain on our staffing.

NFPA 1720 and OSHA 1910.134 set mandates for the staffing of on call fire departments, a standard that we currently do not meet. This includes the 2 in 2 out rule for incidents, this deals with having two personnel to mitigate the incident while 2 members stand ready to rescue them if an accident occurs while performing these duties. The towns ISO insurance rating is a 9, the poorest rating you can obtain. A main point of this is staffing, increased staffing will lower the ISO rating and can lead to lower insurance costs to residents and businesses.

Engine 6 Replacement: The current Engine 6 is a 2006 Ferrara with 24,851 miles. The vehicle is in good shape and has been taken from the first engine out to the second in order to reduce wear and tear. However its years in front line service has begun to take its toll. The pump packing had to be replaced two years ago which cost the town about \$15,000. NFPA 1911 and 1901 mandate that apparatus be retired after 20 years of service. With the current truck at 17 years old we need to start planning its replacement before it incurs too much cost for repair. This would allow the current engine 1 to eventually be taken from the primary response piece to being the second piece out the door thus allowing us to get the most use of the vehicle until it needs to be replaced.

Capitol Projects Under \$25,000:

Radio Repeater (Back up): This would allow us to have a second radio repeater to serve the town. First and foremost this would allow for better radio coverage both in town and in surrounding areas as well as serve as a back up repeater if the primary repeater goes down. This would be located at Groton Dunstable Regional High School and grants already received by the Groton Emergency Communications

Center would allow us to utilize this site which is a cost savings to the town not having to identify and construct an additional new site.

Vehicle Extrication Equipment: The current equipment better known as the jaws of life is over 17 years old and utilizes outdated equipment. The industry standard has moved to battery operated devices which is more versatile in the emergency environment. The current unit requires hydraulic lines and a generator which is becoming obsolete technology due to its high maintenance and replacement costs.

Self Contained Breathing Apparatus (SCBA): This refers to our air packs that firefighters use in IDLH atmospheres. The current SCBA's were purchased by a grant in 2018 so while in very good shape there has historically been no plan to replace these items. The SCBA's are under NFPA 1852 mandated to be replaced every 15 years or up to the life of 3 NFPA revisions. The cost of total replacement is \$180,000 which is obviously over the \$25,000 for this category but a plan must be in place moving forward.

Lucas Automated CPR Machine: This machine delivers CPR compressions during cardiac arrest resuscitation efforts. The current device is a 2017, the recommended service life from the manufacturer is 8 years so we are beginning to get closer to that end of service date.

Thermal Imaging Cameras: Thermal imaging cameras allow us to identify specific heat signatures while operating in building fires. Those include trapped occupants that need rescue and hidden fire in walls and ceilings. We will be replacing these items this year due to a grant however due to the cost of these in the event that we are unable to secure a grant in the future these will be capitol items benefiting from a plan moving forward.

This document will serve as a good list of items which have significant cost for replacement along with some guidance as to when these items need to be replaced. If we can get on a plan and stick to the rotation we should not have to worry about emergency or unforeseen costs going forward. I look forward to working with you all on this project. Please do not hesitate to contact me with any questions.

Respectfully submitted:

William Farrell, Fire Chief

POLICE

Form 1. Individual Project Proposal Description and Justification

Prepared By: Chief Eric Hunt

Date Prepared: 7/14/23

Project Title: New Cruiser

Program Area: Station

1. **Project Description:** Give a brief (1-2 paragraph) description of what the project entails. Provide basic information, such as the location, size, acreage, floor area, capacity, etc., and any other information that is relevant to what is being proposed.

Car 52 currently has 67,000 miles. By the time the vehicle is replaced it will have roughly 91,000 miles. Car 52 has 3873 hours on the motor; every hour is equivalent to 33 miles. This equals almost 128K miles.

-
2. **Project Justification:** Why is the project needed? What is being used today? Can it be repaired instead? Is the cost of renting, repairing, etc. more expensive than the purchase of a new item?

Keeping this vehicle in service for another year will undoubtedly increase repair cost. A new vehicle will be under warranty avoiding repair cost increases. This car was purchased in 2020 making it the oldest patrol vehicle in the fleet. It is also important that we have reliable vehicles on the road patrolling the town. Now that we are back to one officer on the late night a break down while on the road could keep an officer from being able to respond to a call for service.

-
3. **Planning Context:** Is the project referenced in any Town plan, such as the Master Plan, previous year's CIP, Town planning or scoping study, etc.?

NO

-
4. **Schedule:** If the project will take several years to complete, outline the schedule here and on Form 2. If applicable, be sure to include work done in prior years, including studies or other planning, and refer to previous Town Meeting item.

-
5. **Coordination:** If the project is dependent upon one or more other CIP projects, identify them and indicate what the relationship among the projects is. If the project is not dependent upon,

but should be linked to one or more other CIP projects, identify them and indicate what the relationship among the projects is.

NO

6. **Previous Town Meeting Action:** If the project has previously been included in the Warrant for a Town Meeting, indicate the year, the warrant article number, and the Town Meeting action. Indicate the action taken even if the article was indefinitely postponed, referred for further study, or defeated.

NO

7. **Project Category:** Indicate what category and subcategory below best describes the project (indicate more than one if applicable).

Category I – Replacements

- a. Replacement of a broken or unserviceable capital facility to preserve current level of service.
- ☒ b. Replacement of a deteriorating facility is less expensive now than in the future.
- ☒ c. Replacement of a facility with a high level of deterioration or community support.

Category II – Upgrades

- d. Upgrade to reduce urgent threats to public safety and health.
- e. Project will result in improved efficiency or net savings.
- f. Project is required to meet governmental requirements
- g. Project has a high level of community support

Category III – Expansions

- h. Expansion will provide existing levels of service to new development recently completed or under construction.
- j. Expansion will maintain a level of service standard adopted by the Select Board.
- k. Expansion is required to meet governmental requirements.
- l. Expansion will provide existing levels of service to projected future developments.

8. **Project Priority:** Rank the project's priority within your department on a scale of 1 to 5, with 1 being the most important and 5 being the least important. (Note: The highest priority does not have to occur in the nearest year, and priorities do not necessarily follow in chronological order. It may be that your most important project may not be needed or may not be ready for action until three years from now).

1

9. **Estimated Cost: \$**

Amounts shown here should agree with Form 2. For projects that will take more than one year, list each year separately and then show total.

No new equipment will be needed for the new cruiser. The existing equipment will be transferred into the new car keeping the cost to roughly \$55K.

-
10. **Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so by following with a narrative indicating the type of estimate.

☐ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☐ Cost estimate from engineer, architect, or vendor

☐ Bids received

☒ Preliminary estimate (e.g. no other basis for estimate, guesstimate)

-
11. **Alternate Financing:** Include an amount and a source here only if it is a source other than real estate tax levy. Complete this section only if you know of a specific source, such as a state or federal grant.

NO

-
12. **Estimated Annual Debt Service or Lease Payment (if applicable):**

\$_____ for _____ years.

-
13. **Anticipated Increase/Decrease in Annual Revenues as a Result of the Project (if applicable):** \$ _____. Explain below.

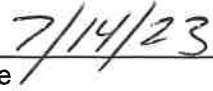
-
10. **Is this a Special Opportunity?** ☒ NO ☐ YES (If yes, explain below).

-
11. **What is the estimated life of the proposed project?**

4 years

Attach all back up information supporting the proposed project


Authorized Department Head Signature


Date

Form 1. Individual Project Proposal Description and Justification

Prepared By: Chief Erik Hov

Date Prepared: 7/14/23

Project Title: Gutter's

Program Area: 23 Pleasant St

- 1. Project Description:** Give a brief (1-2 paragraph) description of what the project entails. Provide basic information, such as the location, size, acreage, floor area, capacity, etc., and any other information that is relevant to what is being proposed.

Replace old gutters and add an additional section of gutter to one section of the building.

- 2. Project Justification:** Why is the project needed? What is being used today? Can it be repaired instead? Is the cost of renting, repairing, etc. more expensive than the purchase of a new item?

The current gutters are damaged and leaking in several spots. Leaf guards should also be added to prevent backups. We have had drainage issues here at the PD in the past, which has been costly to repair and mitigate. A new section of gutter is needed in the area of the new AC and Generator. Currently there is no gutter and the water is eroding the ground that both these new systems sit on.

- 3. Planning Context:** Is the project referenced in any Town plan, such as the Master Plan, previous year's CIP, Town planning or scoping study, etc.?

NO

- 4. Schedule:** If the project will take several years to complete, outline the schedule here and on Form 2. If applicable, be sure to include work done in prior years, including studies or other planning, and refer to previous Town Meeting item.

NO

- 5. Coordination:** If the project is dependent upon one or more other CIP projects, identify them and indicate what the relationship among the projects is. If the project is not dependent upon, but should be linked to one or more other CIP projects, identify them and indicate what the relationship among the projects is.

Could be done as part of a station addition or as part of the siding and window project.

6. **Previous Town Meeting Action:** If the project has previously been included in the Warrant for a Town Meeting, indicate the year, the warrant article number, and the Town Meeting action. Indicate the action taken even if the article was indefinitely postponed, referred for further study, or defeated.

NO

7. **Project Category:** Indicate what category and subcategory below best describes the project (indicate more than one if applicable).

Category I – Replacements

- a. Replacement of a broken or unserviceable capital facility to preserve current level of service.
- b. Replacement of a deteriorating facility is less expensive now than in the future.
- c. Replacement of a facility with a high level of deterioration or community support.

Category II – Upgrades

- d. Upgrade to reduce urgent threats to public safety and health.
- e. Project will result in improved efficiency or net savings.
- f. Project is required to meet governmental requirements
- g. Project has a high level of community support

Category III – Expansions

- h. Expansion will provide existing levels of service to new development recently completed or under construction.
- j. Expansion will maintain a level of service standard adopted by the Select Board.
- k. Expansion is required to meet governmental requirements.
- l. Expansion will provide existing levels of service to projected future developments.

8. **Project Priority:** Rank the project's priority within your department on a scale of 1 to 5, with 1 being the most important and 5 being the least important. (Note: The highest priority does not have to occur in the nearest year, and priorities do not necessarily follow in chronological order. It may be that your most important project may not be needed or may not be ready for action until three years from now).

3

9. **Estimated Cost: \$**

Amounts shown here should agree with Form 2. For projects that will take more than one year, list each year separately and then show total.

\$1900 based on one estimate from a vendor.

-
10. **Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so by following with a narrative indicating the type of estimate.

_____ Cost of comparable facility or equipment

_____ Rule of thumb indicator, unit costs

__X__ Cost estimate from engineer, architect, or vendor

_____ Bids received

_____ Preliminary estimate (e.g. no other basis for estimate, guesstimate)

-
11. **Alternate Financing:** Include an amount and a source here only if it is a source other than real estate tax levy. Complete this section only if you know of a specific source, such as a state or federal grant.

NO

-
12. **Estimated Annual Debt Service or Lease Payment (if applicable):**

\$ _____ for _____ years.

-
13. **Anticipated Increase/Decrease in Annual Revenues as a Result of the Project (if applicable):** \$ _____. Explain below.

-
10. **Is this a Special Opportunity?** __X__ NO _____ YES (If yes, explain below).

-
11. **What is the estimated life of the proposed project?**

20 yrs.

Town of Dunstable, Massachusetts
Capital Improvement Plan

FY 2024-2029

Authorized Department Head Signature

Date

Form 1. Individual Project Proposal Description and Justification

Prepared By: Chief Erik Hov

Date Prepared: 7/14/23

Project Title: Window Replacement

Program Area: 23 Pleasant St

1. **Project Description:** Give a brief (1-2 paragraph) description of what the project entails. Provide basic information, such as the location, size, acreage, floor area, capacity, etc., and any other information that is relevant to what is being proposed.

Replace the 12 windows at the police station with double or triple pain energy efficient windows.

2. **Project Justification:** Why is the project needed? What is being used today? Can it be repaired instead? Is the cost of renting, repairing, etc. more expensive than the purchase of a new item?

All but two of the windows at the PD were here when we took over the building from the Post Office. I believe they were original to that building which makes them somewhere around 40 years old. Some of the windowsills are beginning to rot and are drafty in the winter driving up energy costs.

3. **Planning Context:** Is the project referenced in any Town plan, such as the Master Plan, previous year's CIP, Town planning or scoping study, etc.?

NO

4. **Schedule:** If the project will take several years to complete, outline the schedule here and on Form 2. If applicable, be sure to include work done in prior years, including studies or other planning, and refer to previous Town Meeting item.

5. **Coordination:** If the project is dependent upon one or more other CIP projects, identify them and indicate what the relationship among the projects is. If the project is not dependent upon, but should be linked to one or more other CIP projects, identify them and indicate what the relationship among the projects is.

Could be completed in connection to a station addition or the siding project.

6. **Previous Town Meeting Action:** If the project has previously been included in the Warrant for a Town Meeting, indicate the year, the warrant article number, and the Town Meeting action. Indicate the action taken even if the article was indefinitely postponed, referred for further study, or defeated.

NO

7. **Project Category:** Indicate what category and subcategory below best describes the project (indicate more than one if applicable).

Category I – Replacements

- a. Replacement of a broken or unserviceable capital facility to preserve current level of service.
- ☒ b. Replacement of a deteriorating facility is less expensive now than in the future.
- c. Replacement of a facility with a high level of deterioration or community support.

Category II – Upgrades

- ☒ d. Upgrade to reduce urgent threats to public safety and health.
- e. Project will result in improved efficiency or net savings.
- f. Project is required to meet governmental requirements
- g. Project has a high level of community support

Category III – Expansions

- h. Expansion will provide existing levels of service to new development recently completed or under construction.
- j. Expansion will maintain a level of service standard adopted by the Select Board.
- k. Expansion is required to meet governmental requirements.
- l. Expansion will provide existing levels of service to projected future developments.

8. **Project Priority:** Rank the project's priority within your department on a scale of 1 to 5, with 1 being the most important and 5 being the least important. (Note: The highest priority does not have to occur in the nearest year, and priorities do not necessarily follow in chronological order. It may be that your most important project may not be needed or may not be ready for action until three years from now).

3

9. **Estimated Cost: \$**

Amounts shown here should agree with Form 2. For projects that will take more than one year, list each year separately and then show total.

\$226

Waiting on preliminary estimate from vendor.

10. **Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so by following with a narrative indicating the type of estimate.

-
- ☐ Cost of comparable facility or equipment
- ☐ Rule of thumb indicator, unit costs
- ☒ Cost estimate from engineer, architect, or vendor
- ☐ Bids received
- ☐ Preliminary estimate (e.g. no other basis for estimate, guesstimate)
-

- 11. Alternate Financing:** Include an amount and a source here only if it is a source other than real estate tax levy. Complete this section only if you know of a specific source, such as a state or federal grant.

NO

- 12. Estimated Annual Debt Service or Lease Payment (if applicable):**

\$_____ for _____ years.

- 13. Anticipated Increase/Decrease in Annual Revenues as a Result of the Project (if applicable):** \$ _____. Explain below.
-

- 10. Is this a Special Opportunity?** ☒ NO ☐ YES (If yes, explain below).
-

- 11. What is the estimated life of the proposed project?**

20 yrs.

Attach all back up information supporting the proposed project

Capital Improvement Plan



Authorized Department Head Signature



Date









Form 1. Individual Project Proposal Description and Justification

Prepared By: Chris E. Hoar

Date Prepared: 7/14/23

Project Title: Vinyl Siding

Program Area: 23 Pleasant St

1. **Project Description:** Give a brief (1-2 paragraph) description of what the project entails. Provide basic information, such as the location, size, acreage, floor area, capacity, etc., and any other information that is relevant to what is being proposed.

Replace current vinyl siding. Current siding will be 23 years old next year.

2. **Project Justification:** Why is the project needed? What is being used today? Can it be repaired instead? Is the cost of renting, repairing, etc. more expensive than the purchase of a new item?

The exterior of the building is beginning to deteriorate. Several areas of the siding are cracking, faded, and stained. Other than the Town Hall, the Police Department is the most visited town building. Keeping the stations appearance up to date is a reflection on the town. New siding would come with new vapor barrier and insulation that may help with energy savings.

3. **Planning Context:** Is the project referenced in any Town plan, such as the Master Plan, previous year's CIP, Town planning or scoping study, etc.?

NO

4. **Schedule:** If the project will take several years to complete, outline the schedule here and on Form 2. If applicable, be sure to include work done in prior years, including studies or other planning, and refer to previous Town Meeting item.

1 week

5. **Coordination:** If the project is dependent upon one or more other CIP projects, identify them and indicate what the relationship among the projects is. If the project is not dependent upon, but should be linked to one or more other CIP projects, identify them and indicate what the relationship among the projects is.

If a station addition was done this could be included in that project. It would also be beneficial to do this at the same time as the window project if no addition is possible.

6. **Previous Town Meeting Action:** If the project has previously been included in the Warrant for a Town Meeting, indicate the year, the warrant article number, and the Town Meeting action. Indicate the action taken even if the article was indefinitely postponed, referred for further study, or defeated.

NO

7. **Project Category:** Indicate what category and subcategory below best describes the project (indicate more than one if applicable).

Category I – Replacements

- a. Replacement of a broken or unserviceable capital facility to preserve current level of service.
- ☒ b. Replacement of a deteriorating facility is less expensive now than in the future.
- c. Replacement of a facility with a high level of deterioration or community support.

Category II – Upgrades

- d. Upgrade to reduce urgent threats to public safety and health.
- ☒ e. Project will result in improved efficiency or net savings.
- f. Project is required to meet governmental requirements
- g. Project has a high level of community support

Category III – Expansions

- h. Expansion will provide existing levels of service to new development recently completed or under construction.
- j. Expansion will maintain a level of service standard adopted by the Select Board.
- k. Expansion is required to meet governmental requirements.
- l. Expansion will provide existing levels of service to projected future developments.

8. **Project Priority:** Rank the project's priority within your department on a scale of 1 to 5, with 1 being the most important and 5 being the least important. (Note: The highest priority does not have to occur in the nearest year, and priorities do not necessarily follow in chronological order. It may be that your most important project may not be needed or may not be ready for action until three years from now).

3

9. **Estimated Cost: \$**

Amounts shown here should agree with Form 2. For projects that will take more than one year, list each year separately and then show total.

Spoke with Michael Cortner at Express roofing who came out to look at the building. They are not providing quotes for siding now due to being a year out with work and the monthly increase in material costs. He stated that it would be around \$45K if done today and would expect that number to go up in the future.

10. **Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so by following with a narrative indicating the type of estimate.

_____ Cost of comparable facility or equipment

_____ Rule of thumb indicator, unit costs

 X Cost estimate from engineer, architect, or vendor

_____ Bids received

_____ Preliminary estimate (e.g. no other basis for estimate, guesstimate)

11. **Alternate Financing:** Include an amount and a source here only if it is a source other than real estate tax levy. Complete this section only if you know of a specific source, such as a state or federal grant.

NO

12. **Estimated Annual Debt Service or Lease Payment (if applicable):**

\$ _____ for _____ years.

13. **Anticipated Increase/Decrease in Annual Revenues as a Result of the Project (if applicable):** \$ _____. Explain below.

10. **Is this a Special Opportunity?** X NO _____ YES (If yes, explain below).

11. **What is the estimated life of the proposed project?**

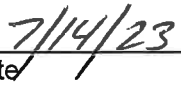
Siding has a 50-year guarantee.

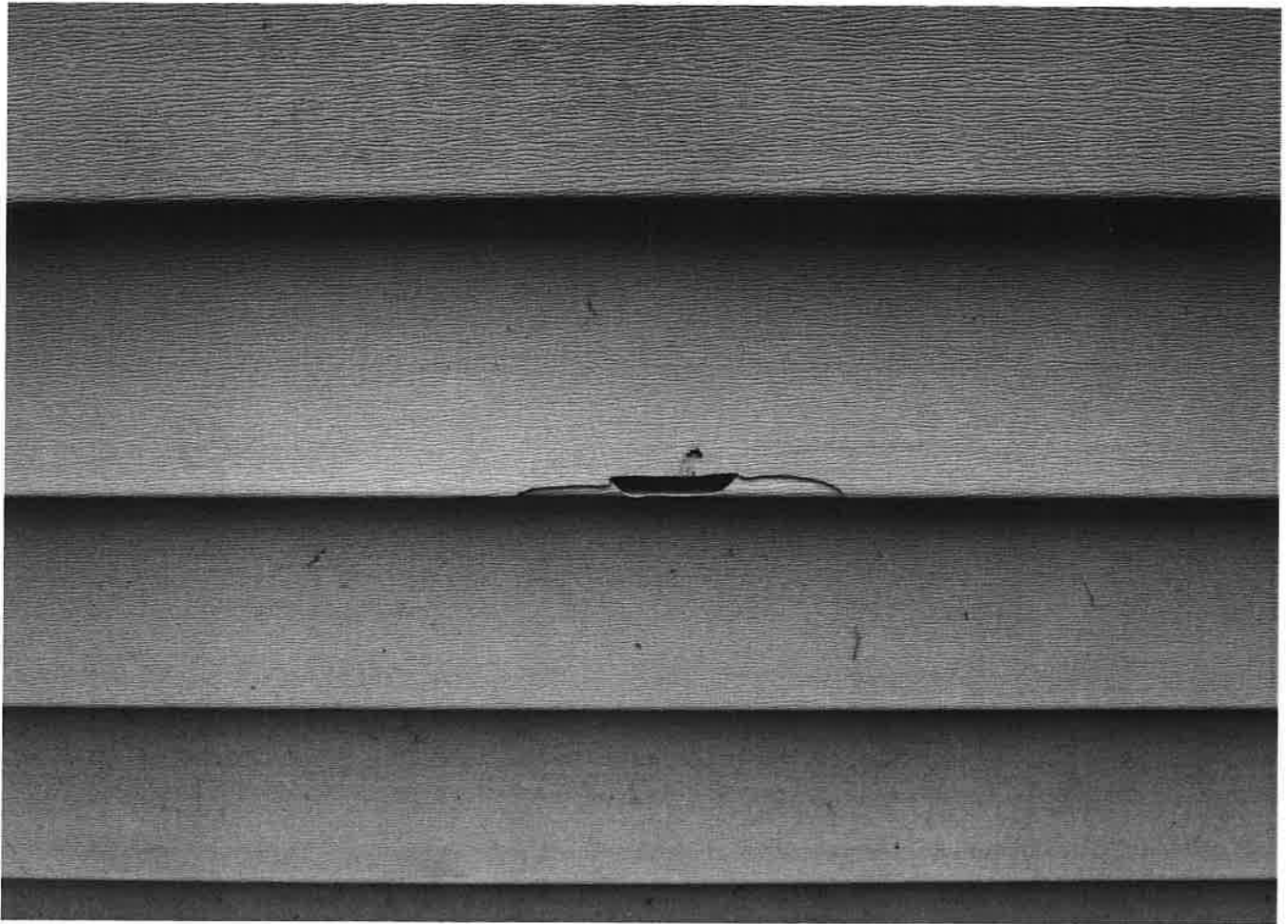
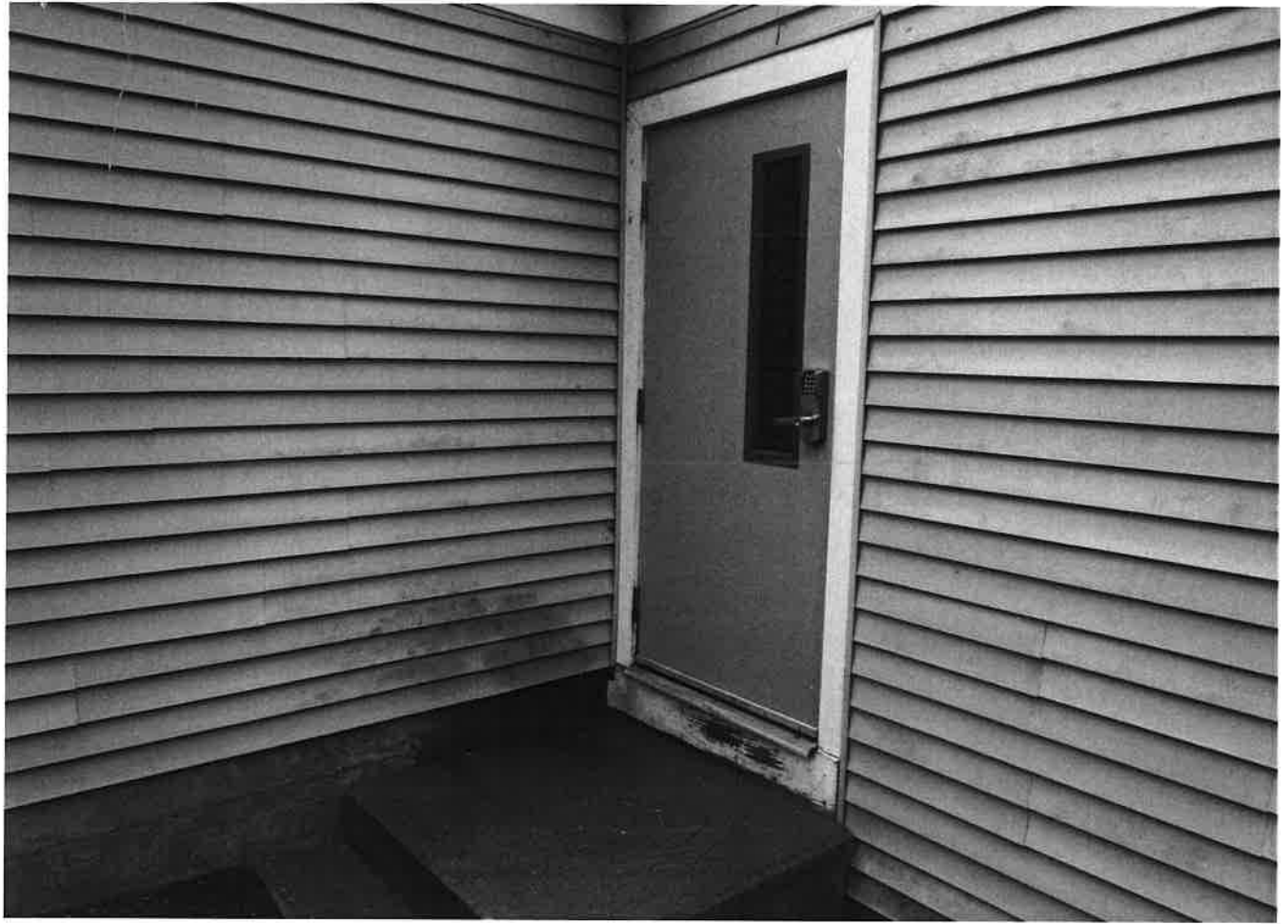
Attach all back up information supporting the proposed project

Town of Dunstable, Massachusetts
Capital Improvement Plan

FY 2024-2029


Authorized Department Head Signature


Date



Form 1. Individual Project Proposal Description and Justification

Prepared By: Chief Erik Haver Date Prepared: 7/14/23
Project Title: Paving of Parking Lot Program Area: 23 Pleasant St

1. **Project Description:** Give a brief (1-2 paragraph) description of what the project entails. Provide basic information, such as the location, size, acreage, floor area, capacity, etc., and any other information that is relevant to what is being proposed.

Re pave the upper and lower lots. Add additional pavement in the upper lot by the side door to increase parking area. Add additional pavement to the rear lot near the storage trailer and dumpster for additional parking spaces.

2. **Project Justification:** Why is the project needed? What is being used today? Can it be repaired instead? Is the cost of renting, repairing, etc. more expensive than the purchase of a new item?

The parking lot is beginning to deteriorate. The edges are beginning to break away and large cracks are beginning to develop. Adding the extra parking spots in the rear is needed due to the high volume of cars in the area of the PD. At times there is so much traffic due to the farmhouse it is difficult and sometimes dangerous in the upper lot. There have also been times that there is no parking available for residents trying to come to the PD.

3. **Planning Context:** Is the project referenced in any Town plan, such as the Master Plan, previous year's CIP, Town planning or scoping study, etc.?

NO

4. **Schedule:** If the project will take several years to complete, outline the schedule here and on Form 2. If applicable, be sure to include work done in prior years, including studies or other planning, and refer to previous Town Meeting item.

5. **Coordination:** If the project is dependent upon one or more other CIP projects, identify them and indicate what the relationship among the projects is. If the project is not dependent upon, but should be linked to one or more other CIP projects, identify them and indicate what the relationship among the projects is.

Paving of the rear lot would not be needed if an addition to the building is completed.

6. **Previous Town Meeting Action:** If the project has previously been included in the Warrant for a Town Meeting, indicate the year, the warrant article number, and the Town Meeting action. Indicate the action taken even if the article was indefinitely postponed, referred for further study, or defeated.

NO

7. **Project Category:** Indicate what category and subcategory below best describes the project (indicate more than one if applicable).

Category I – Replacements

- a. Replacement of a broken or unserviceable capital facility to preserve current level of service.
- ☒ b. Replacement of a deteriorating facility is less expensive now than in the future.
- c. Replacement of a facility with a high level of deterioration or community support.

Category II – Upgrades

- d. Upgrade to reduce urgent threats to public safety and health.
- e. Project will result in improved efficiency or net savings.
- f. Project is required to meet governmental requirements
- g. Project has a high level of community support

Category III – Expansions

- h. Expansion will provide existing levels of service to new development recently completed or under construction.
- ☒ i. Expansion will maintain a level of service standard adopted by the Select Board.
- k. Expansion is required to meet governmental requirements.
- l. Expansion will provide existing levels of service to projected future developments.

8. **Project Priority:** Rank the project's priority within your department on a scale of 1 to 5, with 1 being the most important and 5 being the least important. (Note: The highest priority does not have to occur in the nearest year, and priorities do not necessarily follow in chronological order. It may be that your most important project may not be needed or may not be ready for action until three years from now).

3

9. **Estimated Cost: \$**

Amounts shown here should agree with Form 2. For projects that will take more than one year, list each year separately and then show total.

It depends on if the project can be done under the town bid. Previous estimate from 2017 was \$23K. Cost will have gone up since then.

10. **Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so by following with a narrative indicating the type of estimate.

-
- ☐ Cost of comparable facility or equipment
- ☐ Rule of thumb indicator, unit costs
- ☐ Cost estimate from engineer, architect, or vendor
- ☐ Bids received
- ☒ Preliminary estimate (e.g. no other basis for estimate, guesstimate)
-

- 11. Alternate Financing:** Include an amount and a source here only if it is a source other than real estate tax levy. Complete this section only if you know of a specific source, such as a state or federal grant.

NO

-
- 12. Estimated Annual Debt Service or Lease Payment (if applicable):**

\$_____ for _____ years.

-
- 13. Anticipated Increase/Decrease in Annual Revenues as a Result of the Project (if applicable):** \$_____. Explain below.

-
- 10. Is this a Special Opportunity?** ☒ NO ☐ YES (If yes, explain below).


-
- 11. What is the estimated life of the proposed project?**

20 years

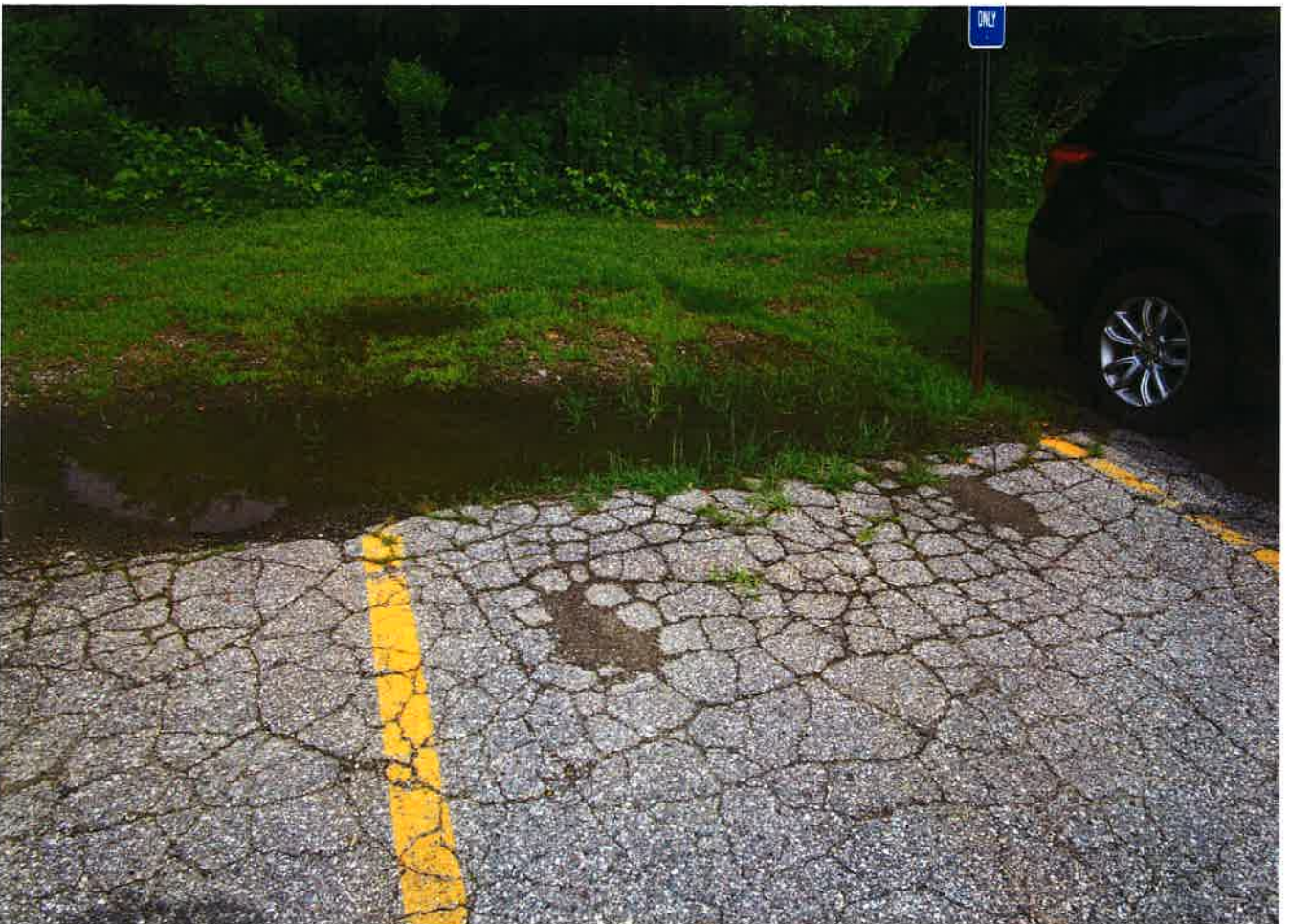
Attach all back up information supporting the proposed project

Town of Dunstable, Massachusetts
Capital Improvement Plan

FY 2024-2029


Authorized Department Head Signature


Date



Add
additional
paving here
→

Add additional pavement here



Rear Lot



Top lot





Form 1. Individual Project Proposal Description and Justification

Prepared By: Chief Erik Hoar

Date Prepared: 7/14/23

Project Title: Station Addition

Program Area: 23 Pleasant St

- 1. Project Description:** Give a brief (1-2 paragraph) description of what the project entails. Provide basic information, such as the location, size, acreage, floor area, capacity, etc., and any other information that is relevant to what is being proposed.

Add an addition to the rear of the police station. This would include garage space, office space, and storage. The addition would be approximately 36x28 and add an additional 1,008 sq feet. We would need a study to complete this project and see if there is room to move the septic, which is currently located where the addition would go.

- 2. Project Justification:** Why is the project needed? What is being used today? Can it be repaired instead? Is the cost of renting, repairing, etc. more expensive than the purchase of a new item?

We are currently using the buildings space to the max. We are out of room in the evidence rooms and almost completely full in the records room and after a much-needed purge. Having indoor storage for cruisers would be a huge plus especially in the winter. Our outside storage areas (shed and trailer) are also full. We also rely on the highway department to store some of our bigger items like the light tower and traffic signs at their facility on River St.

- 3. Planning Context:** Is the project referenced in any Town plan, such as the Master Plan, previous year's CIP, Town planning or scoping study, etc.?

There is a public safety building committee, which I have been appointed to, but I have no idea the last time it has ever had a meeting.

- 4. Schedule:** If the project will take several years to complete, outline the schedule here and on Form 2. If applicable, be sure to include work done in prior years, including studies or other planning, and refer to previous Town Meeting item.

This would be a multi-year project. We would need a study, survey, septic plan and building plans all before construction could begin.

- 5. Coordination:** If the project is dependent upon one or more other CIP projects, identify them and indicate what the relationship among the projects is. If the project is not dependent upon, but should be linked to one or more other CIP projects, identify them and indicate what the relationship among the projects is.

6. **Previous Town Meeting Action:** If the project has previously been included in the Warrant for a Town Meeting, indicate the year, the warrant article number, and the Town Meeting action. Indicate the action taken even if the article was indefinitely postponed, referred for further study, or defeated.

NO

7. **Project Category:** Indicate what category and subcategory below best describes the project (indicate more than one if applicable).

Category I – Replacements

- a. Replacement of a broken or unserviceable capital facility to preserve current level of service.
- b. Replacement of a deteriorating facility is less expensive now than in the future.
- c. Replacement of a facility with a high level of deterioration or community support.

Category II – Upgrades

- d. Upgrade to reduce urgent threats to public safety and health.
- ☒ e. Project will result in improved efficiency or net savings.
- ☒ f. Project is required to meet governmental requirements
- g. Project has a high level of community support

Category III – Expansions

- h. Expansion will provide existing levels of service to new development recently completed or under construction.
- ☒ j. Expansion will maintain a level of service standard adopted by the Select Board.
- ☒ k. Expansion is required to meet governmental requirements.
- ☒ l. Expansion will provide existing levels of service to projected future developments.

8. **Project Priority:** Rank the project's priority within your department on a scale of 1 to 5, with 1 being the most important and 5 being the least important. (Note: The highest priority does not have to occur in the nearest year, and priorities do not necessarily follow in chronological order. It may be that your most important project may not be needed or may not be ready for action until three years from now).

1

9. **Estimated Cost: \$**

Amounts shown here should agree with Form 2. For projects that will take more than one year, list each year separately and then show total.

I believe the study and plans would cost around \$90K and \$700K for the building (this would include other improvements to the existing structure (windows, doors, siding, gutters).

10. **Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so by following with a narrative indicating the type of estimate.

_____ Cost of comparable facility or equipment

_____ Rule of thumb indicator, unit costs

_____ Cost estimate from engineer, architect, or vendor

_____ Bids received

__XX__ Preliminary estimate (e.g. no other basis for estimate, guesstimate)

-
11. **Alternate Financing:** Include an amount and a source here only if it is a source other than real estate tax levy. Complete this section only if you know of a specific source, such as a state or federal grant.

I have had a conversation with Representative Scarsdale about grants for public safety buildings. She has not provided any useful info as of now.

-
12. **Estimated Annual Debt Service or Lease Payment (if applicable):**

\$_____ for _____ years.

-
13. **Anticipated Increase/Decrease in Annual Revenues as a Result of the Project (if applicable):** \$ _____. Explain below.

-
10. **Is this a Special Opportunity?** ☒ NO ☐ YES (If yes, explain below).

-
11. **What is the estimated life of the proposed project?**

10 yrs.

Attach all back up information supporting the proposed project



Authorized Department Head Signature



Date

LIBRARY

SIX YEAR SUMMARY

FORM 2

DEPARTMENT

Library

ACCOUNT NUMBER (MIDDLE 3 DIGITS)

(Complete Form "1" First)

Item	Total	Project Annual					
Description	2022	2023	2024	2025	2026	Cost	Cost after 2026
HVAC upgrade / replacement	\$80,000 - \$120,000						
Replace rot wood outside building	25,000 - 30,000 - 40,000						
Total Costs							

Form 1. Individual Project Proposal Description and Justification

Prepared By: Mary Beth Pallis Date Prepared: 7/26/23
Project Title: Outside Upkeep Wood Program Area: _____
replacement on Building

1. **Project Description:** Give a brief (1-2 paragraph) description of what the project entails. Provide basic information, such as the location, size, acreage, floor area, capacity, etc., and any other information that is relevant to what is being proposed.

There is rot around the windows and the eaves. Animals are nesting in at least 3 areas causing more damage

2. **Project Justification:** Why is the project needed? What is being used today? Can it be repaired instead? Is the cost of renting, repairing, etc. more expensive than the purchase of a new item?

Rot is continuing and will get worse

3. **Planning Context:** Is the project referenced in any Town plan, such as the Master Plan, previous year's CIP, Town planning or scoping study, etc.?

NO

4. **Schedule:** If the project will take several years to complete, outline the schedule here and on Form 2. If applicable, be sure to include work done in prior years, including studies or other planning, and refer to previous Town Meeting item.

5. **Coordination:** If the project is dependent upon one or more other CIP projects, identify them and indicate what the relationship among the projects is. If the project is not dependent upon, but should be linked to one or more other CIP projects, identify them and indicate what the relationship among the projects is.

Capital Improvement Plan

-
6. **Previous Town Meeting Action:** If the project has previously been included in the Warrant for a Town Meeting, indicate the year, the warrant article number, and the Town Meeting action. Indicate the action taken even if the article was indefinitely postponed, referred for further study, or defeated.

-
7. **Project Category:** Indicate what category and subcategory below best describes the project (indicate more than one if applicable).

Category I – Replacements

- a. Replacement of a broken or unserviceable capital facility to preserve current level of service.
- b. Replacement of a deteriorating facility is less expensive now than in the future.
- ☒ c. Replacement of a facility with a high level of deterioration or community support.

Category II – Upgrades

- d. Upgrade to reduce urgent threats to public safety and health.
- ☒ e. Project will result in improved efficiency or net savings.
- f. Project is required to meet governmental requirements
- g. Project has a high level of community support

Category III – Expansions

- h. Expansion will provide existing levels of service to new development recently completed or under construction.
- j. Expansion will maintain a level of service standard adopted by the Select Board.
- k. Expansion is required to meet governmental requirements.
- l. Expansion will provide existing levels of service to projected future developments.

-
8. **Project Priority:** Rank the project's priority within your department on a scale of 1 to 5, with 1 being the most important and 5 being the least important: (Note: The highest priority does not have to occur in the nearest year, and priorities do not necessarily follow in chronological order. It may be that your most important project may not be needed or may not be ready for action until three years from now).

3

-
9. **Estimated Cost: \$**

Amounts shown here should agree with Form 2. For projects that will take more than one year, list each year separately and then show total.

25-40 K

-
10. **Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so by following with a narrative indicating the type of estimate.

_____ Cost of comparable facility or equipment
_____ Rule of thumb indicator, unit costs
_____ Cost estimate from engineer, architect, or vendor
_____ Bids received
_____ Preliminary estimate (e.g. no other basis for estimate, guesstimate)

-
11. **Alternate Financing:** Include an amount and a source here only if it is a source other than real estate tax levy. Complete this section only if you know of a specific source, such as a state or federal grant.

-
12. **Estimated Annual Debt Service or Lease Payment (if applicable):**

\$_____ for _____ years.

-
13. **Anticipated Increase/Decrease in Annual Revenues as a Result of the Project (if applicable):** \$ _____. Explain below.

-
10. **Is this a Special Opportunity?** ____ NO ____ YES (If yes, explain below).

-
11. **What is the estimated life of the proposed project?**

Attach all back up information supporting the proposed project

Capital Improvement Plan

Authorized Department Head Signature

Date

Form 1. Individual Project Proposal Description and JustificationPrepared By: Mary Beth PallisDate Prepared: 7/26/23Project Title: Repair/Replace HVAC

Program Area: _____

1. **Project Description:** Give a brief (1-2 paragraph) description of what the project entails. Provide basic information, such as the location, size, acreage, floor area, capacity, etc., and any other information that is relevant to what is being proposed.

Repair or replace entire HVAC system which
is 25 yrs old

2. **Project Justification:** Why is the project needed? What is being used today? Can it be repaired instead? Is the cost of renting, repairing, etc. more expensive than the purchase of a new item?

our dated system with rust on almost all
Boiler units. Pipes eroding.

3. **Planning Context:** Is the project referenced in any Town plan, such as the Master Plan, previous year's CIP, Town planning or scoping study, etc.?

NO

4. **Schedule:** If the project will take several years to complete, outline the schedule here and on Form 2. If applicable, be sure to include work done in prior years, including studies or other planning, and refer to previous Town Meeting item.

5. **Coordination:** If the project is dependent upon one or more other CIP projects, identify them and indicate what the relationship among the projects is. If the project is not dependent upon, but should be linked to one or more other CIP projects, identify them and indicate what the relationship among the projects is.

6. **Previous Town Meeting Action:** If the project has previously been included in the Warrant for a Town Meeting, indicate the year, the warrant article number, and the Town Meeting action. Indicate the action taken even if the article was indefinitely postponed, referred for further study, or defeated.

7. **Project Category:** Indicate what category and subcategory below best describes the project (indicate more than one if applicable).

Category I – Replacements

- a. Replacement of a broken or unserviceable capital facility to preserve current level of service.
- b. Replacement of a deteriorating facility is less expensive now than in the future.
- c. Replacement of a facility with a high level of deterioration or community support.

Category II – Upgrades

- d. Upgrade to reduce urgent threats to public safety and health.
- e. Project will result in improved efficiency or net savings.
- f. Project is required to meet governmental requirements
- g. Project has a high level of community support

Category III – Expansions

- h. Expansion will provide existing levels of service to new development recently completed or under construction.
- j. Expansion will maintain a level of service standard adopted by the Select Board.
- k. Expansion is required to meet governmental requirements.
- l. Expansion will provide existing levels of service to projected future developments.

8. **Project Priority:** Rank the project's priority within your department on a scale of 1 to 5, with 1 being the most important and 5 being the least important. (Note: The highest priority does not have to occur in the nearest year, and priorities do not necessarily follow in chronological order. It may be that your most important project may not be needed or may not be ready for action until three years from now).

2

9. **Estimated Cost: \$**

Amounts shown here should agree with Form 2. For projects that will take more than one year, list each year separately and then show total.

80 - 120 K

-
- 10. Basis of Cost Estimate:** Check one of the following. If you want to provide more detail on the estimate, do so by following with a narrative indicating the type of estimate.

☐ Cost of comparable facility or equipment

☐ Rule of thumb indicator, unit costs

☐ Cost estimate from engineer, architect, or vendor

☐ Bids received

☐ Preliminary estimate (e.g. no other basis for estimate, guesstimate)

-
- 11. Alternate Financing:** Include an amount and a source here only if it is a source other than real estate tax levy. Complete this section only if you know of a specific source, such as a state or federal grant.

-
- 12. Estimated Annual Debt Service or Lease Payment (if applicable):**

\$_____ for _____ years.

-
- 13. Anticipated Increase/Decrease in Annual Revenues as a Result of the Project (if applicable):** \$ _____. Explain below.

-
- 10. Is this a Special Opportunity?** ☐ NO ☐ YES (If yes, explain below).

-
- 11. What is the estimated life of the proposed project?**

Town of Dunstable, Massachusetts
Capital Improvement Plan

FY 2024-2029

Authorized Department Head Signature

Date

HIGHWAY

TRUCK EQUIPMENT SPECIALISTS

Quote Date: 1/17/2023

To: TOWN OF DUNSTABLE
511 MAIN STREET

DUNSTABLE, MA 01827

Subtotal:	\$22,500.00
Trade:	
Discount:	
Net Due:	\$22,500.00

To accept this quotation, sign here and return: _____

Potential Complete Streets Eligible Project

Swallow Union Elementary School to Library Sidewalk

- Proposed sidewalk to connect elementary school to public library
- Project would consist of about ¼ mile of new sidewalk, with pedestrian safety features at Pleasant Street intersection
- Believe that there are one or two concepts in existence
 - Town/Highway/Road Commission needs to track down past proposals
 - Proposals would need to be finalized into plans

Potential MassDOT Transportation Improvement Program (TIP) Eligible Projects

Woodward's Mill Dam

- Deficiencies identified in June 2021 report by Haley & Aldrich (H&A)
- Town observed sink holes in proximity of dam
- Town requested Hoyle Tanner double check H&A's assessment, in particular upgrade of the hazard classification
 - Hoyle Tanner retained Stephens Associates, who quickly verified assessment in H&A report due to the fact that the dam carries Rte. 113
- Need to complete Phase II assessment (\$60K - \$80K)
 - Several assumptions about Town participation
- Phase II assessment will lead to design/rehab alternatives
- Need to meet with MassDOT District 3 to determine viability of project for TIP
 - TIP funding is only for construction, not design, so Phase II assessment will need to take place regardless
 - Design will need to be at 25% before it receives a funding year
- Other Potential Funding Options
 - FEMA - BRIC (Must meet hazard mitigation criteria)
 - MVP (Town has received Planning Grant award, but not begun process)
 - Dam and Sewall Removal Program (EEA - uses MVP as prerequisite)

Main St. / Lowell St. Intersection Realignment

- Town has identified as one of the most dangerous intersections
- Bad sight distance
- Dunstable Animal Clinic at the intersection may have septic close to the ROW
- Town owns property behind the Clinic, so re-alignment is possible
- Project identified from Howard Stein Hudson (HSH) Complete Streets Prioritization Plan
 - Would require connecting with HSH for background documents to proceed
- Other Potential Funding Options
 - Complete Streets - would need to include extension of sidewalk from Main Street

Other Important Town Projects

Joint Grass Brook Culvert

- February field investigation after Town removal of beaver dam revealed that inlet end of culvert is rotted to a point of major concern
 - Slip lining being investigated as an interim solution
- February field investigation puts DER Culvert Replacement Municipal Assistance Grant out of reach for 2023 as slip lining to prevent culvert failure would not meet stream crossing guidelines
- [*DER Culvert Replacement Municipal Assistance Grant Information*]
 - *Grant can be used for design or construction (up to \$400K for construction, and must identify other sources of funding)*
 - *Grant is conditional on meeting stream crossing guidelines*
 - *Steps to verifying previous engineer's proposed 10' culvert*
 - *Verify environmental and historical concerns to make sure there are no obstructions to achieving stream crossing guidelines.*
 - *Based on stream crossing, perform hydraulic analysis of proposed culvert.*
 - *Ramifications of meeting the stream crossing guidelines*
 - *Size of culvert / bridge*
 - *Cost*
 - *Schedule*
- Other funding options:
 - FEMA - BRIC (Must meet hazard mitigation criteria)
 - MVP (Town has received Planning Grant award, but not begun process)

Main St. / Oak St. Intersection Improvements

- Intersection is too wide
 - Traffic heading south on Main Street travels too quickly onto Oak Street
 - Too much open space on south leg of Oak Street, so traffic does not know where to go
 - Bad sight distance
- Town would like to introduce traffic calming features
 - Turn intersection from a skew to 90 degrees

MS4 Year 5 and Year 6 Requirements

- Proposed tasks to address gaps identified in Year 4 Annual Report such as:
 - Complete catchment area assessment
 - Update GIS to include all drainage structures
 - Improve Town messaging regarding stormwater
 - Update Town bylaws to include additional stormwater language
 - Complete testing to determine Town impact on phosphorous impaired waters
 - Design mitigation structure for any phosphorous impacts identified (Year 5)
 - Construct phosphorous mitigation structure (Year 6)
 - Turn intersection from a skew to 90 degrees

Item List and Cost Estimate

Segment 1

Watermain Replacement - Main Street - Hillcrest Street to 608603 Project Limits Dunstable, MA

Item	Unit	Description	Unit Price	Quantity	Cost
141.1	CY	TEST PIT FOR EXPLORATION	\$185.00	10	\$1,850.00
144	CY	CLASS B ROCK EXCAVATION	\$250.00	35	\$8,750.00
151	CY	GRAVEL BORROW	\$35.00	675	\$23,625.00
302.12	FT	12 INCH DUCTILE IRON WATER PIPE (RUBBER GASKET)	\$210.00	1,000	\$210,000.00
309	LB	DUCTILE IRON FITTINGS FOR WATER PIPE	\$14.00	350	\$4,900.00
346.1	FT	1 INCH SERVICE PIPE REMOVED AND RESET	\$90.00	25	\$2,250.00
347.1	FT	1 INCH COPPER TUBING TYPE K	\$105.00	35	\$3,675.00
350.12	EA	12 INCH GATE AND GATE BOX	\$4,850.00	3	\$14,550.00
363	EA	1 INCH CORPORATION COCK	\$835.00	4	\$3,340.00
381	EA	SERVICE BOX	\$740.00	1	\$740.00
472	TON	TEMPORARY ASPHALT PATCHING	\$305.00	130	\$39,650.00
903	CY	3000 PSI, 1.5 INCH, 470 CEMENT CONCRETE	\$145.00	4	\$580.00

SUBTOTAL BID ITEMS \$313,910.00

10% CONSTRUCTION CONTINGENCY \$31,391

SUBTOTAL CONSTRUCTION \$345,301

5 % TRAFFIC CONTROL CONTINGENCY \$15,696

TOTAL \$370,000

Segment 2

Watermain Replacement - Hillcrest Street - Main Street to Hydrant Dunstable, MA

Item	Unit	Description	Unit Price	Quantity	Cost
141.1	CY	TEST PIT FOR EXPLORATION	\$185.00	5	\$925.00
144	CY	CLASS B ROCK EXCAVATION	\$250.00	20	\$5,000.00
151	CY	GRAVEL BORROW	\$35.00	375	\$13,125.00
302.06	FT	6 INCH DUCTILE IRON WATER PIPE (RUBBER GASKET)	\$154.00	640	\$98,560.00
309	LB	DUCTILE IRON FITTINGS FOR WATER PIPE	\$14.00	500	\$7,000.00
350.06	EA	6 INCH GATE AND GATE BOX	\$2,725.00	3	\$8,175.00
363	EA	1 INCH CORPORATION COCK	\$835.00	6	\$5,010.00
381	EA	SERVICE BOX	\$750.00	3	\$2,250.00
451	TON	HMA FOR PATCHING	\$330.00	80	\$26,400.00
472	TON	TEMPORARY ASPHALT PATCHING	\$305.00	70	\$21,350.00
903	CY	3000 PSI, 1.5 INCH, 470 CEMENT CONCRETE	\$145.00	8	\$1,160.00

SUBTOTAL BID ITEMS \$188,030.00

10% CONSTRUCTION CONTINGENCY \$18,803

SUBTOTAL CONSTRUCTION \$206,833

5 % TRAFFIC CONTROL CONTINGENCY \$15,696

TOTAL \$230,000

Segment 3

Watermain Replacement - Main Street - 608603 Project Limits to Lowell Street Dunstable, MA

Item	Unit	Description	Unit Price	Quantity	Cost
141.1	CY	TEST PIT FOR EXPLORATION	\$185.00	15	\$2,775.00
144	CY	CLASS B ROCK EXCAVATION	\$250.00	45	\$11,250.00
151	CY	GRAVEL BORROW	\$35.00	850	\$29,750.00
302.06	FT	6 INCH DUCTILE IRON WATER PIPE (RUBBER GASKET)	\$154.00	0	\$0.00
302.12	FT	12 INCH DUCTILE IRON WATER PIPE (RUBBER GASKET)	\$210.00	1,250	\$262,500.00
309	LB	DUCTILE IRON FITTINGS FOR WATER PIPE	\$14.00	250	\$3,500.00
346.1	FT	1 INCH SERVICE PIPE REMOVED AND RESET	\$90.00	40	\$3,600.00
347.1	FT	1 INCH COPPER TUBING TYPE K	\$105.00	60	\$6,300.00
350.06	EA	6 INCH GATE AND GATE BOX	\$2,725.00	0	\$0.00
350.12	EA	12 INCH GATE AND GATE BOX	\$4,850.00	3	\$14,550.00
363	EA	1 INCH CORPORATION COCK	\$835.00	6	\$5,010.00
376	EA	HYDRANT	\$5,430.00	2	\$10,860.00
381	EA	SERVICE BOX	\$740.00	2	\$1,480.00
451	TON	HMA FOR PATCHING	\$330.00	250	\$82,500.00
472	TON	TEMPORARY ASPHALT PATCHING	\$305.00	130	\$39,650.00
903	CY	3000 PSI, 1.5 INCH, 470 CEMENT CONCRETE	\$145.00	8	\$1,160.00

SUBTOTAL BID ITEMS \$474,885.00

10% CONSTRUCTION CONTINGENCY \$47,489

SUBTOTAL CONSTRUCTION \$522,374

5 % TRAFFIC CONTROL CONTINGENCY \$15,696

TOTAL \$540,000

TOWN OF DUNSTABLE

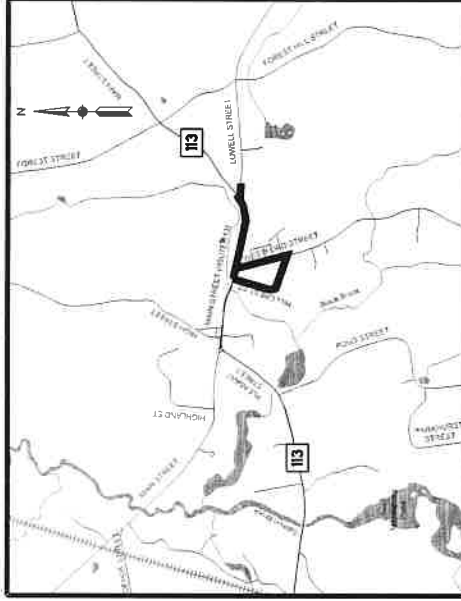
WATERMAIN REPLACEMENT MAIN STREET (RTE 113), HILLCREST STREET, LOWELL STREET IN THE TOWN OF DUNSTABLE MIDDLESEX COUNTY

THESE PLANS ARE SUPPLEMENTED BY THE MASSDOT STANDARD SPECIFICATIONS DATED 2022,
THE OCTOBER 2017 CONSTRUCTION STANDARD DETAILS, AND MASSDOT TRAFFIC MANAGEMENT
PLANS AND DETAIL DRAWINGS.

INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET & INDEX
2	GENERAL NOTES
3	KEY PLAN
4 TO 9	WATERMAIN PLANS
10	CONSTRUCTION DETAILS

DUNSTABLE	
MAIN ST, HILLCREST ST, LOWELL ST	
DATE	REV
10/15/23	1
10/15/23	2
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10/15/23	100

TITLE SHEET & INDEX



0 1000 2000 3000 4000
SCALE 1" = 1,000'

LENGTH OF PROJECT = 2,890 FEET

SURVEY NOTES

- TOPOGRAPHY AND DETAIL ARE BASED ON AN ABOVE-GROUND INSTRUMENT SURVEY PERFORMED BY BSC GROUP INC. IN 1986. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING STANDARDS OF THE STATE OF MASSACHUSETTS. THE SURVEY WAS CONDUCTED OUTSIDE OF THE MASSDOT PROJECT LIMITS. EXISTING CONDITIONS WERE SUPPLEMENTED USING RECORD PLANS, AERIAL IMAGERY AND GIS.
- COORDINATES ARE IN U.S. SURVEY FEET REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATION ARE IN U.S. SURVEY FEET REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON U.S. MEAN SEA LEVEL.
- NO EXISTENCE RESEARCH WAS COMPLETED FOR THE PROJECT. EASEMENTS SHOWN HEREON ARE FROM PLANS WHICH WERE FOUND WHILE COMPILING PROPERTY LINES.
- ALL EXISTING STATE, COUNTY, CITY, AND TOWN COUNCILS AND PRIVATE PROPERTY LINES HAVE BEEN ESTABLISHED FROM AVAILABLE INFORMATION AND THEIR EXACT LOCATIONS ARE NOT GUARANTEED.

- TOPOGRAPHY AND DETAIL ARE BASED ON AN OFF-THE-GROUND INSTRUMENT SURVEY PERFORMED BY BSC GROUP INC. IN MARCH OF 2016 AND REVISED THROUGH AUGUST OF 2018 WITHIN THE LIMITS OF MASSDOT PROJECT 69004A. ALL EXISTING DATA FROM THIS SURVEY WERE SUPPLEMENTED USING RECORD PLANS, AERIAL IMAGERY, AND GIS.
- COORDINATES ARE IN SURVEY FEET REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATIONS ARE REPORTED AS MEASUREMENTS TO THE TOP OF THE VERTICAL CURB OR TO THE CENTERLINE OF THE ROADWAY WHEN INDICATED.
- NO ELEMENT REVISION WAS COMPLETED FOR THIS PROJECT. EASEMENTS SHOWN HEREON ARE FROM PLANS WHICH WERE FOUND WHILE COMPILING PROPERTY LINES.
- ALL EXISTING STATE, COUNTY, CITY, AND TOWN COUNCIL LINES, PRIVATE PROPERTY LINES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND THEREFORE NO FIELD VERIFICATION WAS REQUIRED TO GUARANTEE ACCURACY.

GENERAL NOTES

1. LOCATIONS OF PROPOSED WATER INFRASTRUCTURE ARE APPROXIMATE BASED ON RECORD PLANS, AERIAL IMAGERY AND GPS AND SHOULD BE FIELD LOCATED PRIOR TO INSTALLATION. ALL PROPOSED HYDRAULICS WILL BE PLACED A MINIMUM OF 18" OFF THE EDGE OF ROAD.
2. THE LOCATIONS OF EXISTING SUBSURFACE STRUCTURES, SUCH AS SEWERS, WATER MAINS, DRAINAGE AND OTHER UTILITIES ARE APPROXIMATE ONLY AND THE ENGINEER DOES NOT GUARANTEE THEIR NUMBER OR LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BEFORE EXCAVATING.
3. EXISTING WATER BOXES AND CURB STOPS, FIRE ALARM, SEWER AND SURFACE DRAIN MANHOLE FRAMES AND COVER, CATCH-BASIN FRAMES AND GRATES AND OTHER CASTINGS SHALL BE ADJUSTED TO LINE AND/OR GRADE AS SHOWN ON THE PLANS AND/OR AS REQUIRED BY THE ENGINEER.
4. ALL EXISTING BROKEN OR DAMAGED SERVICE BOXES AND GATE BOXES WITHIN THE PROJECT SITE SHALL BE REPLACED WITH NEW STRUCTURES IN ACCORDANCE WITH THE MUNICIPAL WATER DEPARTMENT STANDARDS AND AS REQUIRED BY THE ENGINEER.
5. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE UTILITY COMPANIES DOING WORK IN THE SAME AREA. THE CONTRACTOR SHALL ALLOW THE UTILITY COMPANIES AND THEIR REPRESENTATIVES TO ADJUST AND/OR INSTALL THEIR SYSTEMS WITHIN TOWNSMAN OWNED STREETS AND EASEMENTS.
6. NO EXISTING PUBLIC UTILITY STRUCTURES SHALL BE ABANDONED AND/OR DISMANTLED WITHOUT AUTHORIZATION FROM THE TOWN.

1. LOCATIONS OF PROPOSED WATER INFRASTRUCTURE ARE APPROXIMATE BASED ON SECOND PLANS, Aerial Imagery and GPS and SHOULD BE FIELD LOCATED PRIOR TO INSTALLATION. ALL PROPOSED HYDRANTS SHALL BE PLACED A MINIMUM OF 18" OFF THE EDGE OF ROAD.
2. THE LOCATIONS OF EXISTING SURFACE STRUCTURES, SUCH AS SEWERS, WATER MAINS, DRAINAGE AND OTHER UTILITIES ARE APPROXIMATE ONLY AND THE ENGINEER DOES NOT GUARANTEE THEIR NUMBER OR LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BEFORE EXCAVATING.
3. EXISTING WATER BOXES AND CURB STOPS, FIRE ALARM, SEWER AND SURFACE DRAIN MANHOLE FRAMES AND COVER, CATCH BASIN FRAMES AND GRATES AND OTHER CASTINGS SHALL BE ADJUSTED TO LINE AND COVER AS SHOWN ON THE PLANS AND AS REQUIRED BY THE ENGINEER.
4. ALL EXISTING BROKEN OR DAMAGED SERVICE BOXES AND GATE BOXES WITHIN THE PROJECT SITE SHALL BE REPAIRED OR REPLACED WITH NEW STRUCTURES IN CONFORMANCE WITH THE MUNICIPAL WATER DEPARTMENT STANDARDS AND AS REQUIRED BY THE ENGINEER.
5. THE CONTRACTOR SHALL COORDINATE THE WORK WITH THE UTILITY COMPANIES DOING WORK IN THE SAME AREA AND/OR INSTALL THEIR SYSTEMS WITHIN TOWNSHIPS OWNED STREETS AND EASEMENTS.
6. NO EXISTING PUBLIC UTILITY STRUCTURES SHALL BE ABANDONED AND/OR DISMANTLED WITHOUT AUTHORIZATION FROM THE TOWN.
7. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES WHEN THE INSTALLATION OF DRAINAGE LINES AND STRUCTURES ARE IN CLOSE PROXIMITY TO EXISTING UTILITY POLES.
8. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR TEMPORARY SUPPORT WHILE EXCAVATING IN CLOSE PROXIMITY TO UTILITY POLES, IF REQUIRED BY THE UTILITY AT NO ADDITIONAL COST.
9. THE TEMPORARY PROPOSED (PROP) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS TO BE DEFINED AS "REMOVE AND RESET (RAR)".
10. ITEMS LABELED "REAR" SHALL BE REMOVED AND DISCARDED BY CONTRACTOR.
11. DRIVEWAYS AND WALKS SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS AND AS REQUIRED BY THE ENGINEER.
12. THE NEW CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING TRAVELLEDWAYS:
 - 12.1. THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH THE TEMPORARY TRAFFIC CONTROL PLANS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR HIGHWAYS.
 - 12.2. THE CONTRACTOR SHALL CONFORM WITH ALL MAJOR AGREEMENTS TO THE ENGINEER GOING INTO EFFECT WITHIN THE PROJECT AREA AND IN CONFORMANCE WITH BUSINESS CONCERNS AND NEEDS, UNLESS THE CONSTRUCTION WORK IS KEPT TO A MINIMUM.
- 12.3. THE CONTRACTOR SHALL NOT BE ALLOWED TO PARK EQUIPMENT OR STOCKPILE EQUIPMENT OR MATERIAL ON THE TRAVELLEDWAYS DURING OR PREVENTED IN USE.
- 12.4. THE CONTRACTOR SHALL MAINTAIN SAFE AND RESPONSIBLE ACCESS TO AND FROM ABUTTING PROPERTY PRIVATE WAYS, DRIVEWAYS AND ALLEYS AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
13. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
14. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DETERMINED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL RESTORE ANY EXISTING SURFACE PAVEMENTS AND CURB WHICH IS TO REMAIN THAT IS DISTURBED BY THE PROPOSED WORK AND SHALL PATCH ALL HOLES RESULTING FROM THE REMOVAL OF FOUNDATIONS PER THE SPECIFICATIONS UNDER ITEM 5.1, RMA FOR PATCHING.
16. ALL ACCESSIBLE ROADS, WALKWAYS, CURB CUTS, RAMP, SIDEWALKS, DRIVEWAYS, CLEARANCES, AND SLOPE TOLERANCES SHALL CONFORM WITH THE ARCHITECTURAL ACCESS BOARD (AAB), SIX CMR AND MAUSDOT CONSTRUCTION AND TRAFFIC STANDARD DRAWINGS.
17. THE CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS AND SHALL RESET ANY MONUMENTATION DISTURBED BY HIS OPERATIONS.

CONSTABLE
MAIN ST, HILLCREST ST, LOWELL ST

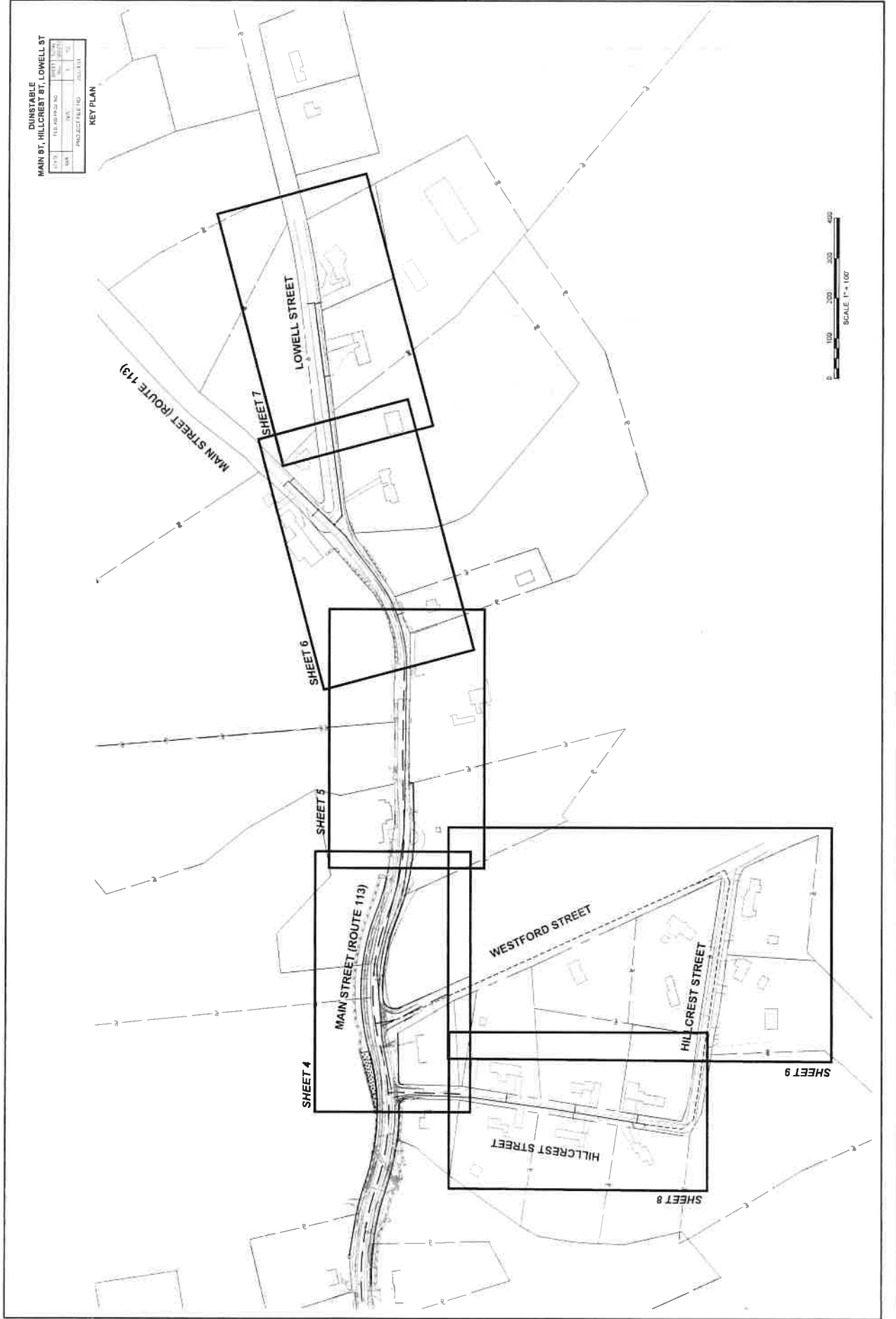
Fitted model		Log-likelihood	
Full	2.74	20.0	
Full (no interaction)	2.74	20.0	

GENERAL NOTES

DUNSTABLE
MAIN ST, HILLCREST ST, LOWELL ST

DATE	FILE NO.	REV.	BY	DATE
1/1/11	111-00000-000	1	1	1/1/11
1/1/11	111-00000-000	2	1	1/1/11

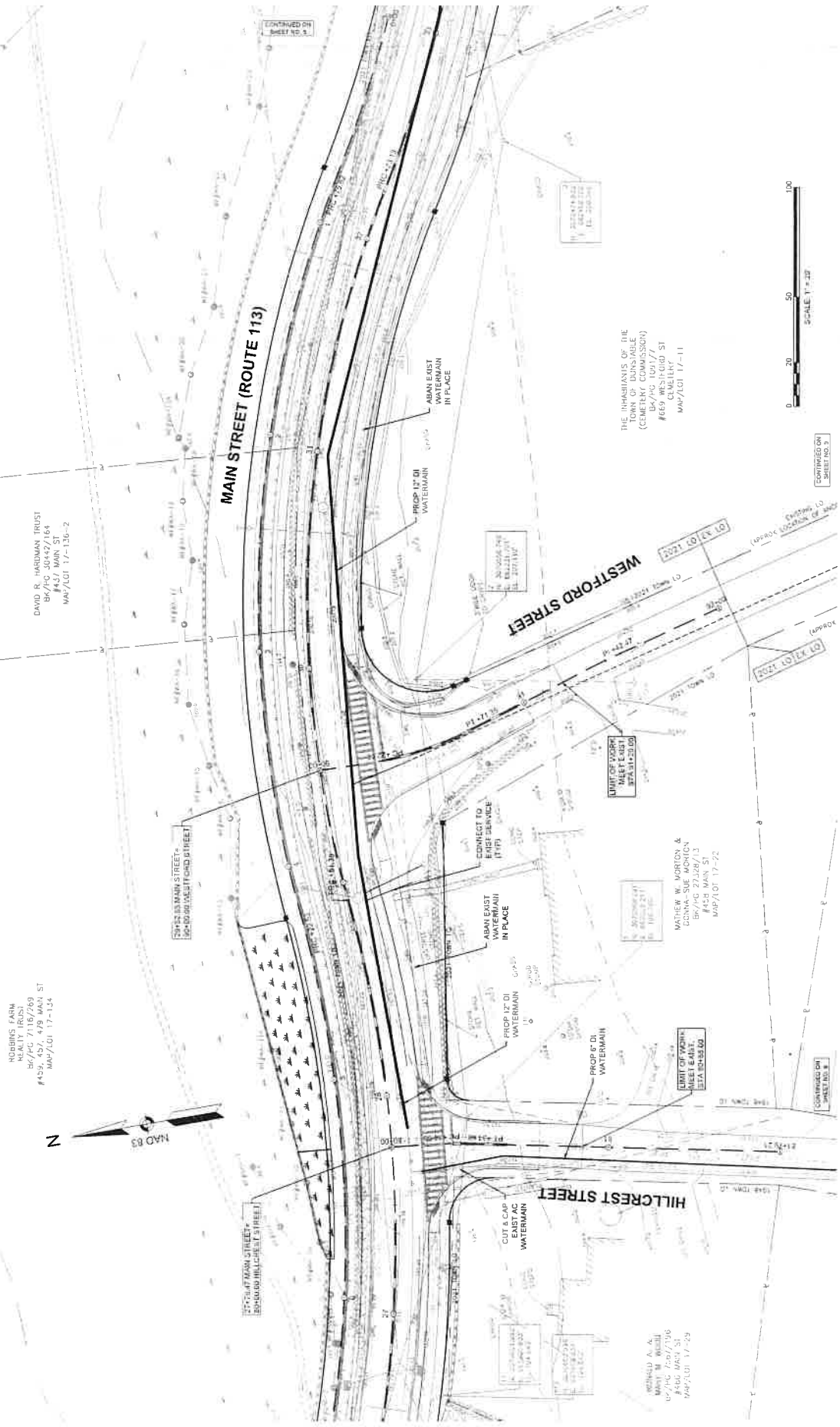
KEY PLAN



DUNSTABLE
MAIN ST, HILLCREST ST, LOWELL ST

NO.	DATE	BY	CHKD	APPD
1	10/1/24	10/1/24	10/1/24	10/1/24
2	10/1/24	10/1/24	10/1/24	10/1/24
3	10/1/24	10/1/24	10/1/24	10/1/24
4	10/1/24	10/1/24	10/1/24	10/1/24
5	10/1/24	10/1/24	10/1/24	10/1/24
6	10/1/24	10/1/24	10/1/24	10/1/24
7	10/1/24	10/1/24	10/1/24	10/1/24
8	10/1/24	10/1/24	10/1/24	10/1/24
9	10/1/24	10/1/24	10/1/24	10/1/24
10	10/1/24	10/1/24	10/1/24	10/1/24

WATERMAIN PLAN 1 OF 6



CONTINUED ON
SHEET NO. 9

CONTINUED ON
SHEET NO. 8

ROBBINS PARK
4500 HILLCREST ST
#450, 451, 452, 453, 454, 455
MAP/LOT 17-134

DAVID R. HARDMAN TRUST
36700 HILLCREST ST
#367, 368, 369, 370, 371, 372
MAP/LOT 17-135-2

2012 MAIN STREET
50-50-00 WESTFORD STREET

27-14 MAIN STREET
80-00-00 HILLCREST STREET

THE INHABITANTS OF THE
NEWTON CEMETERY
(CEMETERY COMMISSION)
36700 HILLCREST ST
#367, 368, 369, 370, 371, 372
MAP/LOT 17-11

MATHEW W. MORTON &
CONNIE-SUE MORTON
36700 HILLCREST ST
#367, 368, 369, 370, 371, 372
MAP/LOT 17-22

WILLIAM A. A.
36700 HILLCREST ST
#367, 368, 369, 370, 371, 372
MAP/LOT 17-29

DUNSTABLE
MAIN ST. HILLCREST ST. LOWELL ST

DATE	BY	CHKD	APP'D	REVISION
1/15/03	J. A. LITTLE			1
1/15/03	J. A. LITTLE			2
1/15/03	J. A. LITTLE			3
1/15/03	J. A. LITTLE			4
1/15/03	J. A. LITTLE			5
1/15/03	J. A. LITTLE			6
1/15/03	J. A. LITTLE			7
1/15/03	J. A. LITTLE			8
1/15/03	J. A. LITTLE			9
1/15/03	J. A. LITTLE			10

WATERMAIN PLAN 2 OF 6

SUSAN MCCORMICK FAMILY
BK/PG 26832/23B
#363 MAIN ST
MAP/LOT 17-13/

DAVID R. HARDMAN TRUST
BK/PG 23844/290
#416 MAIN ST
MAP/LOT 17-13B-1

CARL J. A. LITTLE
JANUARY
BK/PG 16162/201
#427 MAIN ST
MAP/LOT 17-13B

MAIN STREET (ROUTE 113)

PROJECT END
2021 LO EX LO
N 20210312 712
E 142508 911
EL. 220.102

CONTINUED ON
SHEET NO. 6

CONTINUED ON
SHEET NO. 4

ABANDON EXIST
WATERMAIN
AT PLACE
CONNECT TO
EXIST SERVICE
(TYP)

PROPOSED 12" DI
WATERMAIN

JAMES W. & FRANCES M.
SAMUELSON
BK/PG 11283/309
#416 MAIN ST
MAP/LOT 17-B

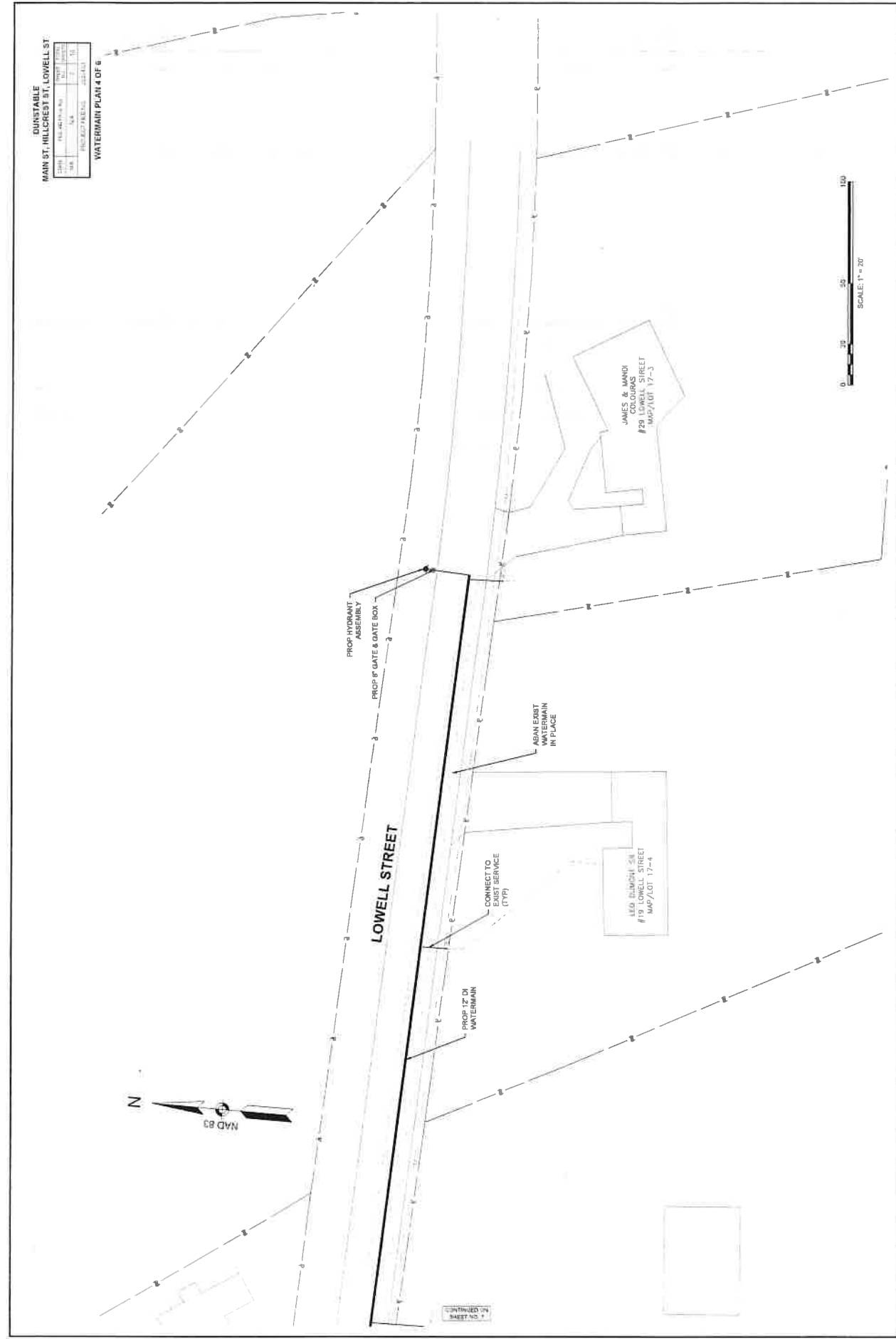
THE TRANSFERS OF THE
FIDUCIARY INTERESTS IN
(CEMETERY COMMISSION)
BK/PG 8352/82
MAP/LOT 17-10



LOWELL STREET
MAIN ST, HILLCREST ST, LOWELL ST

DATE	BY	CHKD	APPD
2017-03-10	W.A.	W.A.	W.A.
2017-03-10	W.A.	W.A.	W.A.

WATERMAIN PLAN 4 OF 6

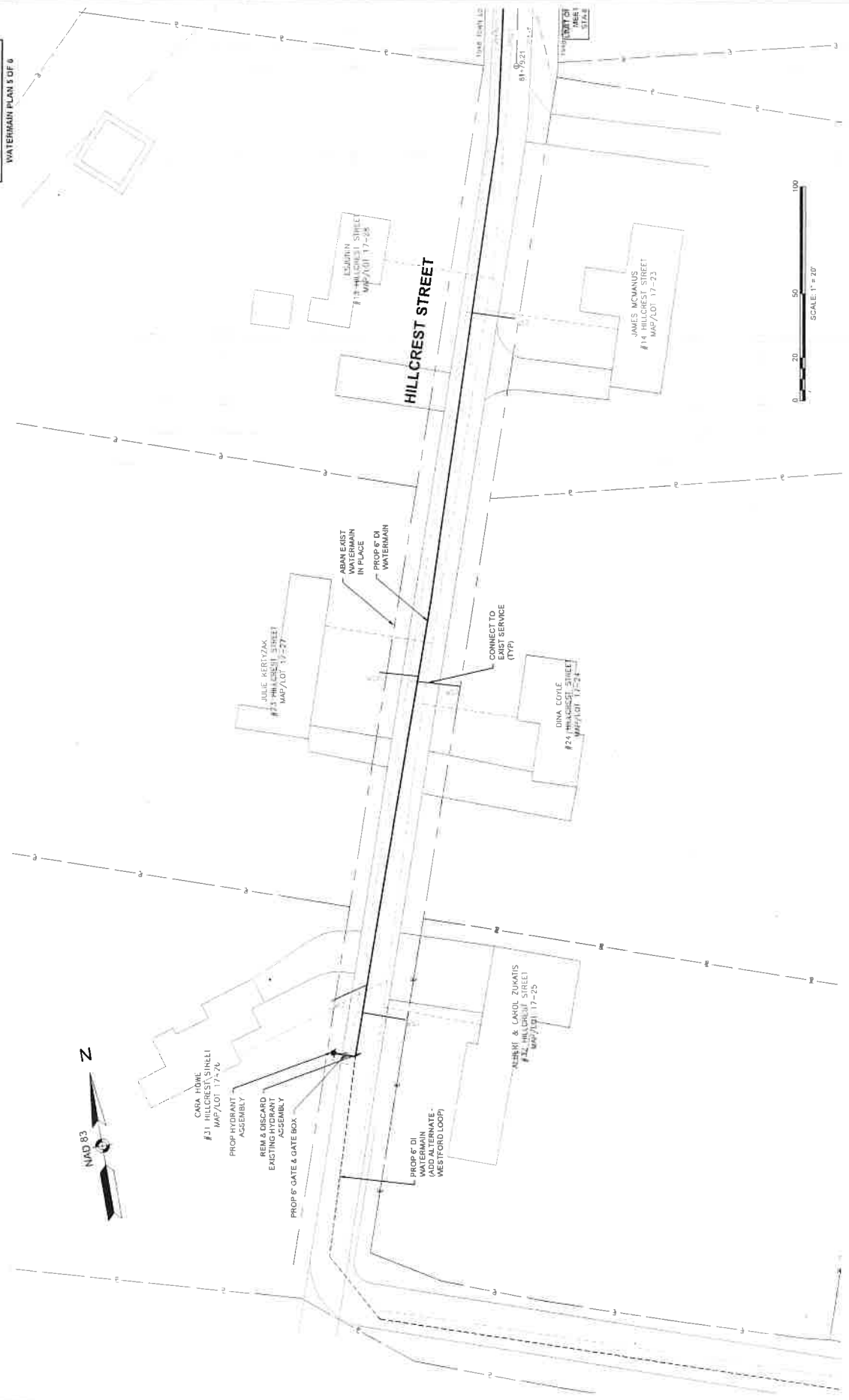


CONTINUED ON
SHEET NO. 5

DUNSTABLE
MAIN ST. HILLCREST ST. LOWELL ST.

STATE	1990-2000 (est. pop.)	2001 Pop.	TOTAL Pop. (2001)
000	500	0	500

WATERMAIN PLAN 5 OF 6

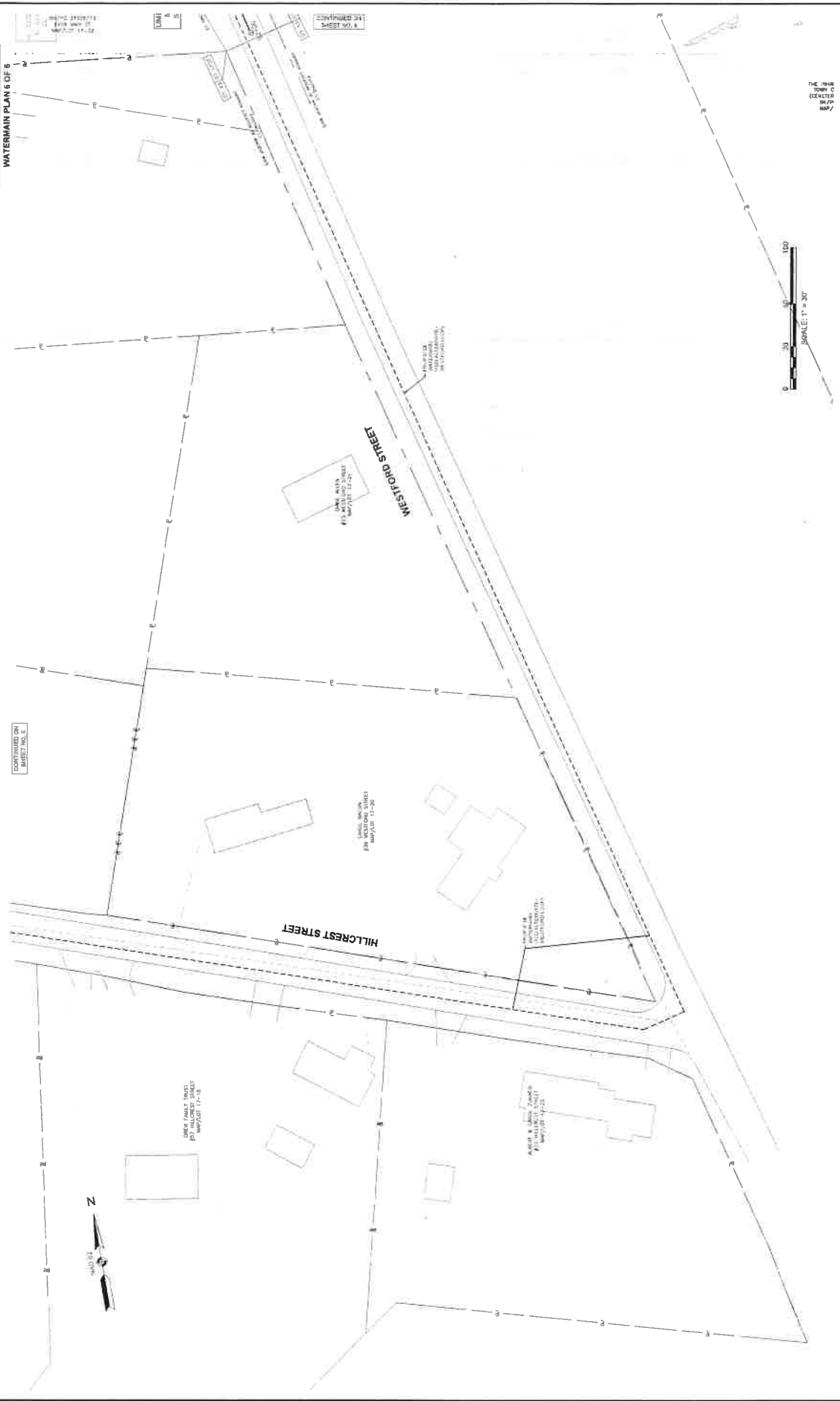


DUNSTABLE
MAIN ST. HILLCREST ST. LOWELL ST.

NO.	DATE	BY	CHKD	APP'D
1	12/22/23	JH		
2	12/22/23	JH		
3	12/22/23	JH		
4	12/22/23	JH		
5	12/22/23	JH		
6	12/22/23	JH		
7	12/22/23	JH		
8	12/22/23	JH		
9	12/22/23	JH		
10	12/22/23	JH		

WATERMAIN PLAN 6 OF 6

CONSTRUCTION SET
SHEET NO. 34

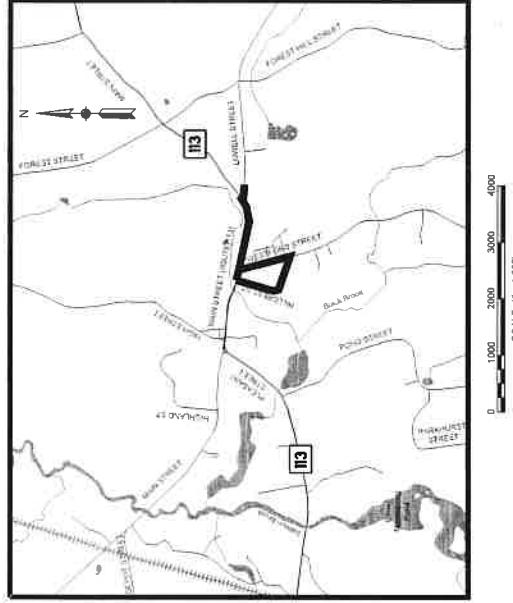


WATERMAIN REPLACEMENT
MAIN STREET (RTE 113), HILLCREST STREET, LOWELL STREET
IN THE TOWN OF
DUNSTABLE
MIDDLESEX COUNTY
THESIS
THE C
PLAN

[illegible]

THESE PLANS ARE SUPPLEMENTED BY THE MASSDOT STANDARD SPECIFICATIONS DATED 2022, THE OCTOBER 2017 CONSTRUCTION STANDARD DETAILS, AND MASSDOT TRAFFIC MANAGEMENT PLANS AND DETAIL DRAWINGS.

REVISED
7/27/2022



LENGTH OF PROJECT = ~2 890 FEET

SHEET NO.	DESCRIPTION
1	TITLE SHEET & INDEX
2	GENERAL NOTES
3	KEY PLAN
4 TO 8	WATERMAIN PLANS
7	CONSTRUCTION DETAILS

SURVEY NOTES

1. TOPOGRAPHY AND ELEVATION ARE BASED ON AN OUTSIDE GROUND INSTRUMENT SURVEY PERFORMED BY BEC GROUP IN MARCH OF 2015 AND REVISED THROUGH AUGUST OF 2015 WITHIN THE LIMITS MASSDOT PROJECT LIMITS. EXISTING CONDITIONS WERE SUPPLEMENTED USING RECORD PLANS, AERIAL IMAGERY, AND GPS.
2. COORDINATES ARE IN US SURVEY FEET, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATION ARE IN US SURVEY FEET, REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON GPS OBSERVATIONS.
3. NO EASEMENT RESEARCH WAS COMPLETED FOR THIS PROJECT. EASEMENTS SHOWN HEREON ARE FROM PLANS WHICH WERE FOUND WHILE COMPLYING PROPERTY LINES.
4. ALL EXISTING STATE, COUNTY, CITY AND TOWN LOCATION LINES AND PRIVATE PROPERTY LINES HAVE BEEN ESTABLISHED FROM AVAILABLE INFORMATION AND THEIR EXACT LOCATIONS ARE NOT GUARANTEED.

GENERAL NOTES

1. LOCATIONS OF PROPOSED WATER INFRASTRUCTURE ARE APPROXIMATE BASED ON RECORD PLANS. AERIAL IMAGERY AND SURVEY DATA SHALL BE USED TO LOCATE EXISTING UTILITIES TO BE INSTALLED. ALL PROPOSED HYDRAULICS SHALL BE PLACED A MINIMUM OF 16" OFF THE EDGE OF ROAD.
2. THE LOCATIONS OF EXISTING SUBSURFACE STRUCTURES SUCH AS SEWERS, WATER MAINS, DRAINS AND OTHER UTILITIES SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BEFORE EXCAVATING.
3. EXISTING WATER BOXES AND CURB STOPS, FIRE ALARMS, SEWER AND SURFACE DRAIN MANHOLE FRAMES AND COVERS, CATCH BASIN FRAMES AND GRATES AND OTHER CASTINGS SHALL BE ADJUSTED TO LINE AND/OR GRADE AS SHOWN ON THE PLANS AND/OR AS REQUIRED BY THE ENGINEER.
4. ALL EXISTING BROKEN OR DAMAGED SERVICE BOXES AND GATE BOXES WITHIN THE PROJECT SITE SHALL BE REPLACED WITH NEW STRUCTURES IN ACCORDANCE WITH THE MUNICIPAL WATER DEPARTMENT STANDARDS AND AS REQUIRED BY THE ENGINEER.
5. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE UTILITY COMPANIES DOING WORK IN THE SAME AREA. THE CONTRACTOR SHALL ALLOW THE UTILITY COMPANIES AND THEIR REPRESENTATIVES TO ADJUST AND/OR INSTALL THEIR SYSTEMS WITHIN TOWNSHIPS OWNED STREETS AND EASEMENTS.
6. NO EXISTING PUBLIC UTILITY STRUCTURES SHALL BE ABANDONED AND/OR DISMANTLED WITHOUT AUTHORIZATION FROM THE TOWN.
7. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES WHEN THE INSTALLATION OF DRAINAGE LINES AND STRUCTURES ARE IN CLOSE PROXIMITY TO EXISTING UTILITY POLES.
8. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR TEMPORARY SUPPORT WHILE EXCAVATING IN CLOSE PROXIMITY OF UTILITY POLES. IF REQUIRED BY THE UTILITY, AT NO ADDITIONAL COST.
9. THE TERM "PROPOSED" (PROP) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS OR WHERE APPLICABLE, RE-USING SUITABLE EXISTING MATERIALS IDENTIFIED AS "REMOVE AND RESET" (R&R).
10. ITEMS LABELED "DEM" SHALL BE REMOVED AND DISCARDED BY CONTRACTOR.
11. DRIVEWAYS AND WALLS SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS AND/OR AS REQUIRED BY THE ENGINEER.
12. WHERE THE NEW CONSTRUCTION COINCIDES WITH PRESENT TRAVELED WAYS.
12.1. THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH THE TEMPORARY TRAFFIC CONTROL PLANS AND THE TOWN'S ON-ROAD TRAFFIC CONTROL DEVICES FOR WORK ZONES.
- 12.2. THE CONTRACTOR SHALL PERFORM HIS WORK IN A MANNER ACCEPTABLE TO THE ENGINEER SO THAT INTERFERENCE WITH AND INCONVENIENCE TO BUSINESS CONCERNS AND ABUTTERS, ON ACCOUNT OF THE CONSTRUCTION WORK, IS KEPT TO A MINIMUM.
- 12.3. THE CONTRACTOR SHALL NOT BE ALLOWED TO PARK EQUIPMENT OR STOCKPILE EQUIPMENT OR MATERIAL ON THE TRAVELED WAYS OVERNIGHT OR WHEN NOT IN USE.
- 12.4. THE CONTRACTOR SHALL MAINTAIN SAFE AND RESPONSIBLE ACCESS TO AND FROM ABUTTING PROPERTY PRIVATE WAYS, DRIVEWAYS AND ALL ALLEYS AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
13. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
14. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL RESTORE ANY EXISTING SURFACE PAVEMENTS AND TURF WHICH IS TO REMAIN AFTER CONSTRUCTION. THE CONTRACTOR SHALL RESTORE ANY EXISTING PAVEMENTS AND TURF WITHIN THE REMOVAL OF FOUNDATIONS PER THE SPECIFICATIONS UNDER ITEM 461, HMA FOR PATCHING.
16. ALL ACCESSIBLE ROUTES, WALKWAYS, CURB CUTS, RAMPS, SIDEWALKS, DRIVEWAY OPENINGS, CLEARANCES AND OTHER FEATURES SHALL COMPLY WITH THE MASSDOT STRUCTURAL ACCESS BOARD (MAB), S21 CURB AND MASSDOT CONSTRUCTION AND TRAFFIC STANDARD DRAWINGS.
17. THE CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS AND SHALL RESET ANY MONUMENTATION DISTURBED BY HIS OPERATIONS.

DUNSTABLE
MAIN ST, HILLCREST ST, LOWELL ST

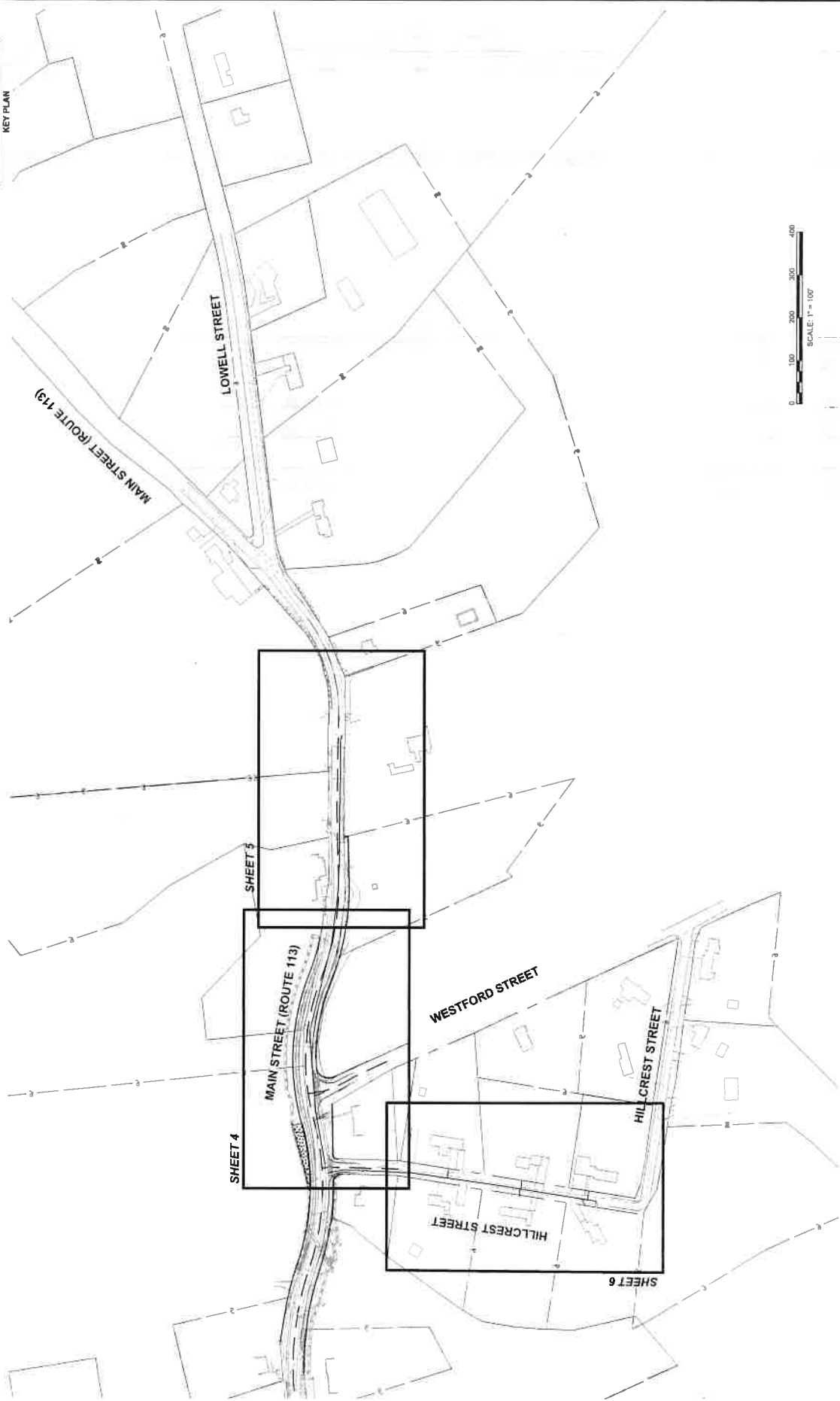
DATE	ISSUED FOR	BY	DATE
10/1/2015	10/1/2015	10/1/2015	10/1/2015
10/1/2015	10/1/2015	10/1/2015	10/1/2015

GENERAL NOTES

DUNSTABLE
MAIN ST, HILLCREST ST, LOWELL ST

Year	Number of cases	Rate per 100,000	Rate per 100,000 (95% CI)
1990	10	1.0	0.5-1.5
1991	10	1.0	0.5-1.5
1992	10	1.0	0.5-1.5
1993	10	1.0	0.5-1.5
1994	10	1.0	0.5-1.5
1995	10	1.0	0.5-1.5
1996	10	1.0	0.5-1.5
1997	10	1.0	0.5-1.5
1998	10	1.0	0.5-1.5
1999	10	1.0	0.5-1.5
2000	10	1.0	0.5-1.5
2001	10	1.0	0.5-1.5
2002	10	1.0	0.5-1.5
2003	10	1.0	0.5-1.5
2004	10	1.0	0.5-1.5
2005	10	1.0	0.5-1.5
2006	10	1.0	0.5-1.5
2007	10	1.0	0.5-1.5
2008	10	1.0	0.5-1.5
2009	10	1.0	0.5-1.5
2010	10	1.0	0.5-1.5
2011	10	1.0	0.5-1.5
2012	10	1.0	0.5-1.5
2013	10	1.0	0.5-1.5
2014	10	1.0	0.5-1.5
2015	10	1.0	0.5-1.5
2016	10	1.0	0.5-1.5
2017	10	1.0	0.5-1.5
2018	10	1.0	0.5-1.5
2019	10	1.0	0.5-1.5
2020	10	1.0	0.5-1.5
2021	10	1.0	0.5-1.5
2022	10	1.0	0.5-1.5
2023	10	1.0	0.5-1.5
2024	10	1.0	0.5-1.5
2025	10	1.0	0.5-1.5
2026	10	1.0	0.5-1.5
2027	10	1.0	0.5-1.5
2028	10	1.0	0.5-1.5
2029	10	1.0	0.5-1.5
2030	10	1.0	0.5-1.5
2031	10	1.0	0.5-1.5
2032	10	1.0	0.5-1.5
2033	10	1.0	0.5-1.5
2034	10	1.0	0.5-1.5
2035	10	1.0	0.5-1.5
2036	10	1.0	0.5-1.5
2037	10	1.0	0.5-1.5
2038	10	1.0	0.5-1.5
2039	10	1.0	0.5-1.5
2040	10	1.0	0.5-1.5
2041	10	1.0	0.5-1.5
2042	10	1.0	0.5-1.5
2043	10	1.0	0.5-1.5
2044	10	1.0	0.5-1.5
2045	10	1.0	0.5-1.5
2046	10	1.0	0.5-1.5
2047	10	1.0	0.5-1.5
2048	10	1.0	0.5-1.5
2049	10	1.0	0.5-1.5
2050	10	1.0	0.5-1.5
2051	10	1.0	0.5-1.5
2052	10	1.0	0.5-1.5
2053	10	1.0	0.5-1.5
2054	10	1.0	0.5-1.5
2055	10	1.0	0.5-1.5
2056	10	1.0	0.5-1.5
2057	10	1.0	0.5-1.5
2058	10	1.0	0.5-1.5
2059	10	1.0	0.5-1.5
2060	10	1.0	0.5-1.5
2061	10	1.0	0.5-1.5
2062	10	1.0	0.5-1.5
2063	10	1.0	0.5-1.5
2064	10	1.0	0.5-1.5
2065	10	1.0	0.5-1.5
2066	10	1.0	0.5-1.5
2067	10	1.0	0.5-1.5
2068	10	1.0	0.5-1.5
2069	10	1.0	0.5-1.5
2070	10	1.0	0.5-1.5
2071	10	1.0	0.5-1.5
2072	10	1.0	0.5-1.5
2073	10	1.0	0.5-1.5
2074	10	1.0	0.5-1.5
2075	10	1.0	0.5-1.5

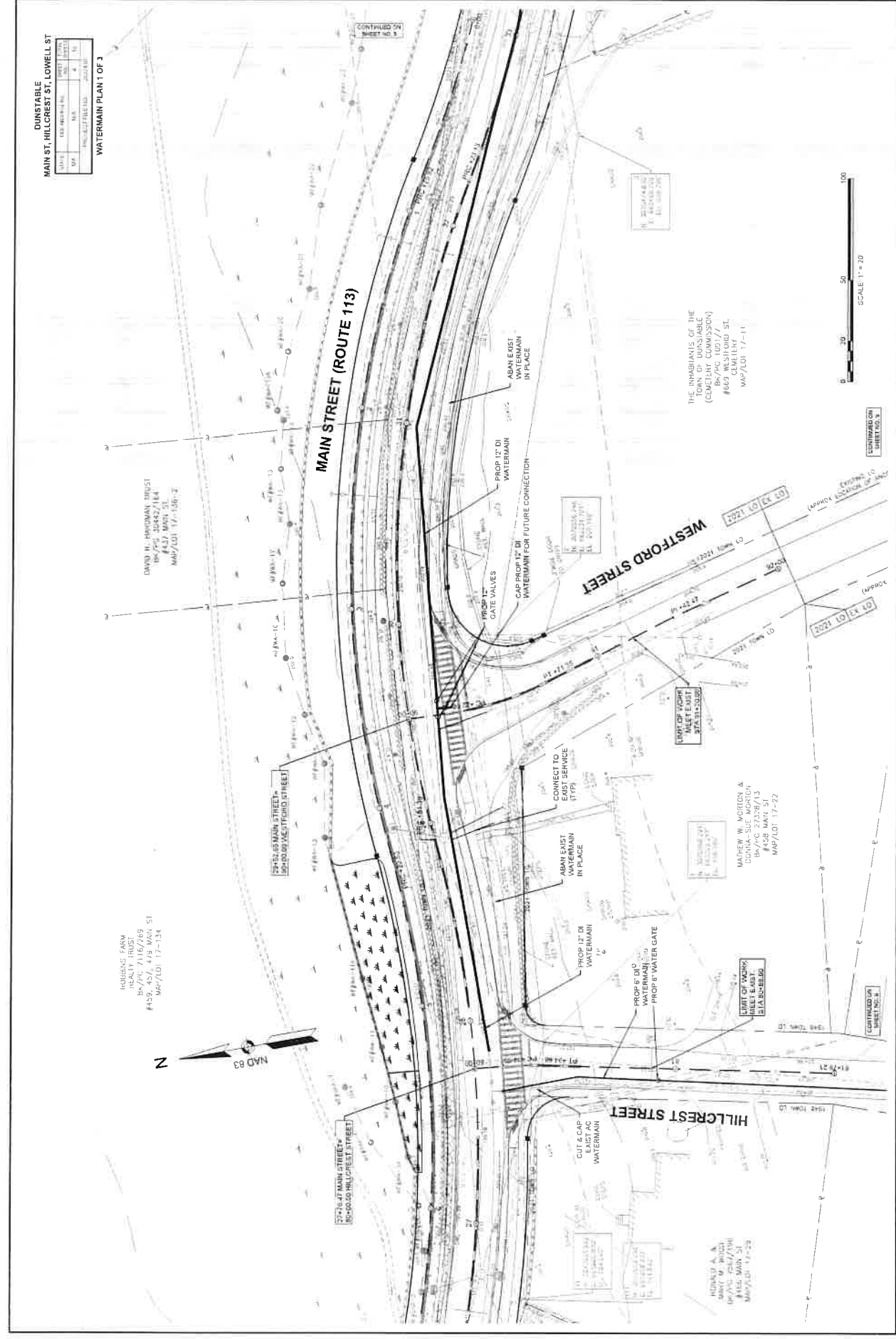
KEY PLAN



DUNSTABLE
MAIN ST, HILLCREST ST, LOWELL ST

DATE	DESIGNED BY	CHECKED BY	DATE
1/15/11	W. J. B. / J. B. / J. B.	W. J. B. / J. B. / J. B.	1/15/11
DATE	DESIGNED BY	CHECKED BY	DATE
1/15/11	W. J. B. / J. B. / J. B.	W. J. B. / J. B. / J. B.	1/15/11

WATERMAIN PLAN 1 OF 3



SCALE 1" = 20'

CONTINUED ON
SHEET NO. 2

CONTINUED ON
SHEET NO. 3

DUNSTABLE
MAIN ST. HILLCREST ST. LOWELL ST

DATE	BY	CHKD	DATE	BY	CHKD
11/11/10	W. J. DUNSTABLE		11/11/10	W. J. DUNSTABLE	
11/11/10	W. J. DUNSTABLE		11/11/10	W. J. DUNSTABLE	

WATERMAIN PLAN 2 OF 3

CARL J. & ELLEN S. DAVIS
BK/PG 18/02/201
#427 MAIN ST
MAP/LOT 17-136

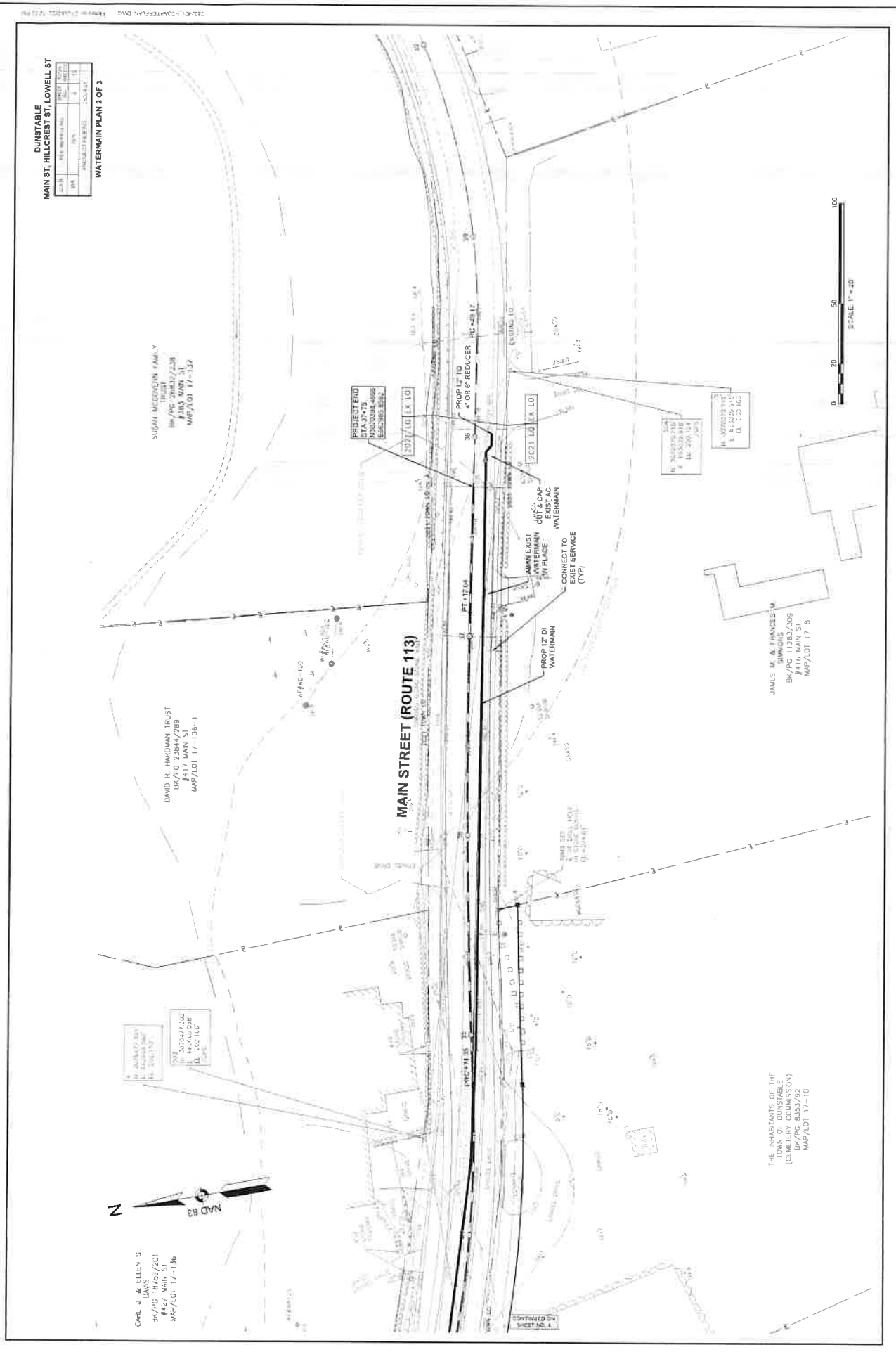
DAVID R. HARDMAN TRUST
BK/PG 23/04/789
#416 MAIN ST
MAP/LOT 17-136-1

SUGAN MCCORMICK FAMILY
BK/PG 20/01/22/208
#383 MAIN ST
MAP/LOT 17-138

THE INHABITANTS OF THE
TOWN OF DUNSTABLE
(CEMETERY COMMISSION)
BK/PG 8/33/92
MAP/LOT 17-10

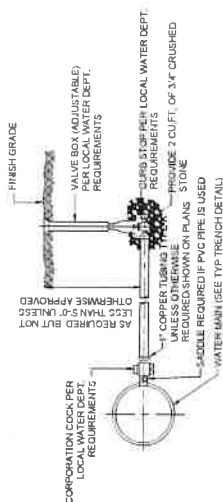
JAMES M. & FRANCES W.
BK/PG 12/03/209
#416 MAIN ST
MAP/LOT 17-8

MAIN STREET (ROUTE 113)

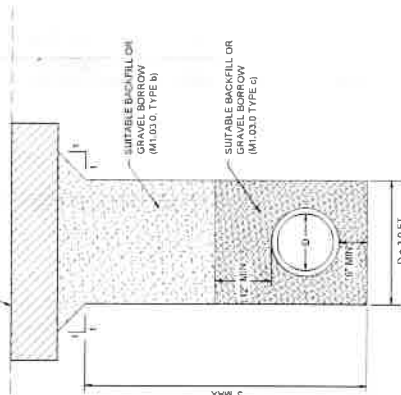
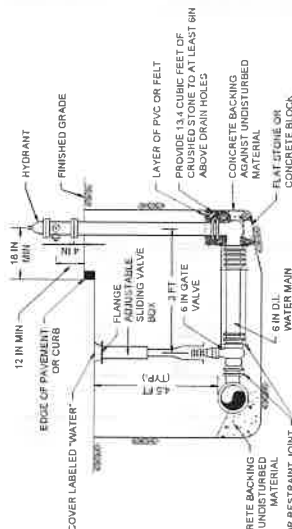


PEPPER, S. 2003. *Journal of Great Lakes Research* 29:1-12.

CONSTRUCTION DETAILS



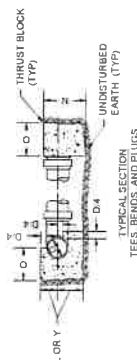
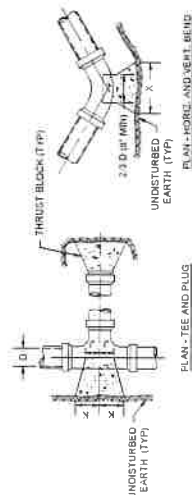
WATER SERVICE CONNECTION



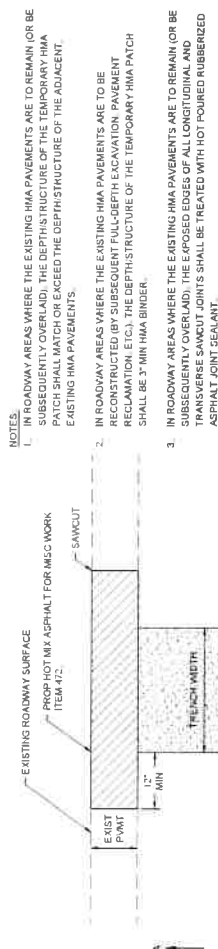
PIPE TRENCH IN EXISTING HOT MIX ASPHALT

SIZE OF BRANCH	TEELS AND PLATES						
	J	K	L	M	N	O	P
10"	10"	10"	10"	2-6"	1-8"	1-8"	10"
12"	12"	12"	12"	3-10"	2-10"	1-9"	12"
14"	14"	14"	14"	2-8"	1-9"	1-8"	14"
24"							

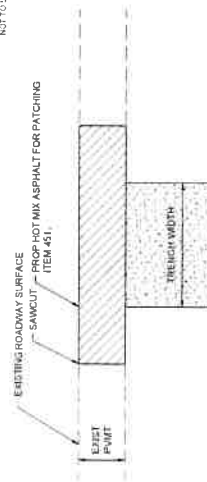
ENDS, & TEES UNLESS OTHERWISE DIRECTED. CONCRETE FOR ALL THURST BLOCKS TO BE PLACED AGAINST FIRM, UNDISTURBED SOIL. PROVIDE APPROVED ANCHOR HARKNESS RODS & SOCKET CLAMPS AS SPECIFIED IN ACCORDANCE WITH PIPE MANUFACTURER'S RECOMMENDATIONS WHERE SOIL HAS BEEN DISTURBED OR THURST BLOCKS CANNOT BE AS DIRECTED BY THE ENGINEER. ALL SOCKET CLAMP METAL SHALL BE COATED WITH BLACK. ALL SOCKET CLAMP METAL SHALL BE COATED WITH BLACK. ALL OTHER WATER TREATMENT APPROVED COATINGS, CONCRETE, THURST BLOCKS, & SOCKET CLAMPS SHALL BE SHOE TO BE USED WITH SOCKET CLAMP BEHIND 3-INCH TYPE 1 HYDRAUNT. NO CONCRETE SHALL COVER PIPE JOINTS, FITTING JOINTS, BOLTS OR HYDRAUNT DRAINS.



FOR PRESSURE PIPE
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

- NOTES:
1. THE DEPTH/STRUCTURE OF THE PERMANENT HMA PATCH SHALL MATCH OR EXCEED THE DEPTH/STRUCTURE OF THE ADJACENT, EXISTING HMA PAVEMENTS.
 2. THE EXPOSED EDGES OF ALL LONGITUDINAL AND TRANSVERSE SAWCUT JOINTS SHALL BE TREATED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALANT.

PARKS AND RECREATION

DEPT: _____
SUBMITTED BY: _____

Parks & Rec
Jean Phelan

jean thesen
CPA funds will be requested

[illegible]